

PRESERVATION COMMISSION MEETING

Tuesday, October 21, 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

CONSENT AGENDA

1. Consider approval of minutes from July 15, 2025 Historic Preservation Commission Meeting
2. Consider approval of minutes from September 16, 2025 Historic Preservation Commission Meeting
3. Consider acceptance of Gabriel Campos' resignation from the commission
4. Consider approval of Certificate of Appropriateness Application as submitted by Somervell History Foundation/Barnards Mill and Art Museum for 307 SW Barnard St
5. Consider approval of Certificate of Appropriateness Application as submitted by Donia Gill for 215 NE Barnard St

INDIVIDUAL ITEMS FOR CONSIDERATION

6. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by City of Glen Rose for 300 NE Barnard St
7. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Melody Pena for 200 NE Barnard St, Ste A

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: **Wednesday, October 15, 2025, on or before 5:00PM** 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:	10/21/25		
AGENDA SUBJECT:	Consider approval of minutes from July 15, 2025 Historic Preservation Commission Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	10/7/25
EXHIBITS:			
BUDGETARY IMPACT:		Required Expenditure:	\$00.00
		Amount Budgeted:	\$00.00
		Appropriation Required:	\$00.00
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION: Move to approve or deny as presented.			

**Glen Rose Historic Preservation Commission
City Hall
201 SW Vernon Street
July 15, 2025
Regular Scheduled Meeting Minutes**

Moderator: Ann Carver, Vice Chairperson

Recorder: Gabriel Campos, Secretary

Ann Carver, Vice Chairperson, called the meeting to order at 5:31 pm.

a. Pledge of Allegiance, US Flag

b. Roll call and verification of quorum: Attendees: Ann Carver, Karen Braswell, Sherri Steenson, Ember McCune, and Gabriel Campos all present

Absent voting members: Melinda Patrick, Chairperson

A quorum has been established, and the meeting will proceed.

Attendance via zoom non-voting: Heather Bienko, Historic Preservation Officer

In person attendance non-voting by Alison Coach, Building Code Official.

2. Consent Agenda (Chairperson):

Ann Carver reviewed the following items with commission:

- Certificate of Appropriateness Application as submitted by the Barnards Street Corp. for 706 Southwest Barnard Street, for a new roof considered ordinary maintenance.
- Certificate of Appropriateness Application as submitted by Rita Smith for 115 West Elm Street to paint the entrance doors “Rachel Pink” as it is an approved color from the Historic Pallet of Sherwin Williams
- Certificate of Appropriateness Application as submitted by Rita Smith 115 West Elm Street to put an entrance sign above one door.

Ann Carver asked if there are any revisions that need to be made. Since none were noted Ann Carver called for motion to approve the Consent Agenda. Motion was made to approve as submitted by Scott Cole, second by Sherri Steenson. Motion carried 6 -0 with no objections.

Individual items for Consideration:

Heather Bienko, HPO read the individual item.

Discussion, consideration, and possible action regarding a Certificate of Appropriateness as submitted by Gabriel Campos for demolition of 101 Southwest Barnard Street.

Mr. Campos started talking about how Mr. Troy Hill would not let it be used for office building. He had a buyer for the building who wanted to restore the building, in fact, in his words “make it a gem of downtown” his words, his intentions, but because the city administrator would not allow a “office” to be put in the building but did state it was in the ordinance. Also, the city

administrator would rather see the building sitting empty and in disrepair than be renovated or restored those were his words.

Mr. Campos: As we go through here today let's talk about standards #2 talks about the historical character of property to be retained, okay what is the historical character of that building just keep that in mind. #4 what is the historical significance of the building acquired, #5 what are the distinctive features finishing or construction techniques and or examples of craftsmanship of the building. Okay we will get to some of that. Continued with his statement (that he did not provide to the commission)

He understands that the commission is to preserve the history of our community. He understands that and does not take his request to demolish the building likely as he is on the commission. The building is linked back to the mid-1800, but much of the building is not original, the framing and the lumber are estimated to date back to the 1950's, 1960's. And both the front and back façade have been significantly altered. Approx 25% of the original structure has been changed, and unlike the surrounding building it lacks notable craftsmanship or architectural features. After an unsuccessful attempt to sell the building to someone who was interested in preserving and restoring the building and following a detailed financial review, I have concluded that restoration is not feasible for me or my business to restore the building. My intent would be to construct a new building that reflects the character of the late 1800's, Texas architecture and blends seemingly with the character of downtown. I have a preliminary sketch that I did not bring with me my apologies. I have a preliminary sketch that shows what should approximately 1900 square feet on the ground floor with retail or restaurant or whatever. The second floor would be either residential or other commercial. "So, there we go"

Ann Carver: then stated when this building was landmarked in 2008 those features were there. It was made into a city landmark in 2008. The previous owners took the city tax abatement. When we did our Historic Resource Survey in 2010 which was included in there, it was done by the Tarleton School of History Class with Dr. Baker. Well documented that Area of significance is architecture. Date back to 1880 and it has a modern wooden deck constructed directly behind the building. In 2010 it was recognized for a period of significance for 1880's, it was Areas of significance was Architecture and possible entrance in the National Register District which it went into in 2014. Which is on page 33 not your page 33 but our page 33 of the National Register of Historic District application that was sent in 2014 and was approved in 2014. It is what our HPO, Heather, has put at the top of the page here where it says one block part it is our page 18 of our packet. In that portion he put in a very detail what had been enclosed what had been changed. It has historical significance for each time period that it has since been standing. It was a drug store, luminare had their office in and Heather included some 2025. It does not meet the Standard for Demolition

Ann Carver: Now my question to you is what grants have you looked at to do any repairs on this building?

Mr. Campos: None

Ann Carver: Did you have a structural engineer look at this building?

Mr. Campos: I think it is pretty obvious, no I have not

Ann Carver: Did you know, are you aware that there are ways to save the façade and still build the interior out?

Mr. Campos: Yes

Ann Carver: Did you look at any of that

Mr. Campos: Yes

Ann Carver: Do you have that paperwork?

Mr. Campos: No, but what I do not have what I do have Ann is that the State of Texas allows for a reasonable rate return on a building, usually about 6 to 8 percent(%). Return on investment or money from leases or money going out that sorta thing. If I was to make the building, put the money into right now to make it lease ready make it something would want to lease ready where somebody as it sits right lease for \$1500-\$2000 now my cap rate is less than 5%

Heather Bienko: asks does that include the tax credit you could get at 45%

Mrs. Carver, then stated Heather if you remember Texas has a low thresh for Tax credit is only a \$5000 investment to get the tax credits.

Heather Bienko: acknowledged and said somebody could take advantage of that Tax credit and get the 45% state and federal. Have you tried to sell to someone else? I know one possible person interested but, I could imagine there are a lot of people interested

Mrs. Carver: Did you?

Mr. Campos: I have fielded some, some not offers, kind of kicking the tires kind of deal, but lot of the offers or interest while it was while under contract.

Mrs. Carver: So, have you reached out to those people again,

Mr. Campos: No, I have not

Mrs. Carver: Have you applied to the city because you said you were going to sell that it could not be used for or did you inform your interested buyer that they could come to the city council for a SUP from the city

Mr. Campos: Actually, Ann, in the schedule of use, a SUP is not permitted for this

Mrs. Carver: That's true but you could have come and asked. They do all kinds of things

Mr. Campos: I did speak to a council member actually two council members and they knew, and they have known the importance of restoring and renovating it and it seems to have fallen on deaf ears.

Heather Bienko: the city also has, different programs and we have just gone to the City Council, I guess last week to get approval for the Façade Grant Program that we are looking at and other

City incentives that I have been told about if the building is in disrepair that the city might be willing to help. There are a lot of avenues for this building to get repaired. I do not feel that all the different avenues for this building, to get repaired, people interested in buying and I just do not feel that all of them have been adequately researched at. Just say tear down the building

Scott Cole: The problem with letting that building become an office, as you probably have 4 or 5 other ones becomes offices just like that. Then it sets a precedent. So, when someone else leases it out for office when another building sells or moves out it becomes an office. We no longer have square, no one to come and shop, then we have no one come here for any reason whatsoever, then no longer have a square. No one will be here on Friday and Saturday because generally all those offices are closed.

Ann Carver: That is a City Council decision

Mr. Campos: In light of that I am proposing building something that is modern 1900 square feet of retail or restaurant on the ground floor. So, there will be more living space or retail upstairs. So, I'm trying to add to that but keep it within the

Ann Carver: You cannot go up

Scott Cole: Yea, you cannot go up

Ann Carver: what goes back in that space has to reflect what is in that section

Mr. Campos: That is not true, it is not 100% true

Ms. Carver: It has to look the same as what is already there. You have to build into (cut off, interrupted by Mr. Campos)

Mr. Campos: That is not true, I'm retelling you right now Ann that is not 100%

Ann Carver: You have to build. It says when you built into, just like the architect built in he had to build what was compatible with what was there He had a vacant lot, but he had to look at the two building on the side of it.

Just before I came this evening, which most of you I'm the grant guru I can find them when other people can't. I pulled 25 pages of grants that would be available for that, that includes grants from the State, all you have to do is look into them. The State, The Texas Preservation Trust Fund has a grant program, The Nation Trust has a program, The National Parks has a program, The Paul Brum Historic Revitalization Grant Program. I just feel like you have not done enough exploring for other financial options for that building.

Ann Carver: Did you not know when you bought the building nine (9) months ago the level of repairs, restoration work that would need to be done?

Mr. Campos: When I brought the building, I could see the sky. I have been in that building for approx. seven (7) or eight (8) years. So, I am well aware of what is wrong with that building. However, as a business owner I am entitled to make a fair, reasonable return on the building. I'm not, no way I can do that.

Heather Bienko: Then you need to try and find someone to really buy it. You had one person that could not do what they wanted to do. Now you are here. When I personally know people who have asked to potentially buy it, and it has not been followed up on.

Karen Braswell: How long was it on the market?

Mr. Campos: It was not on the market, I was approached.

Karen Brawell: Then maybe you should list it

Mr. Campos: Here is the one thing we are forgetting. I know we have Standards and thing. This is the United States of America; we are a capitalist society. I'm still entitled to make money on a structure on a business.

Heather Bienko: Then try selling it, make money on it.

Karen Braswell: Then put it on the market

Ann Carver: And here is the thing you bought that building after being a tenant for seven or eight years and knew what needed to be done too that building. When you purchased that building. You knew then that you didn't have the capital to (cut off, interrupted by Mr. Campos)

Mr. Campos: It is not that I do not have the capital, Ann

Ann Carver: Oh, I thought that is what you said earlier

Mr. Campos: I got the capital. I just do not want to put the money into an old building, when I do that, my cost is significantly higher and rate of return is significantly less.

Heather Bienko: That is what you did, you bought an old building. Historical building on the downtown square.

Karen Braswell: And a protected one

Mr. Campos: Let's talk about it. What are the Historical characteristics of the property?

Heather Bienko: It has been in Glen Rose for years.

Mr. Campos: But that building has not

Heather Bienko: Been here my entire, one of the most significant buildings on the square

Ann Carver: Since 1880,

It is well-documented that it has been here since 1880. Even though they have made changes to the building, the building at each significance is greater than the 50-year mark. Has made changes to match the standards at that time. When it went into a Landmark in 2008 it was the building we have over there. It was landmark in 2008 as it is right now.

Heather Bienko: I would say that the Coco-Cola sign is a significant part of downtown that we have all seen. For those us that have been around a long time.

Mr. Campos: I've been here a long time

Heather Bienko: It has been there

Ann Carver: Most of us in this room have been here a long time. I've been here a long time.

Heather Bienko: I think it is a significant landmark in Glen Rose

Sherri Steenson: Are you trying to stay in Glen Rose with your business? Is that what, without restoring the building as it is right now. If you sold the building, would you stay in Glen Rose? You sold the building where are you going?

Mr. Campos: I have property west of town that I have built a shop

Sherri Steenson: Okay, that answered my question. So, if you built another building, would you stay here?

Mr. Campos: No, I would not screen print in town. No ma'am I would do what is needed downtown.

Sherri Steenson: So, you would sell it anyway

Mr. Campos: No ma'am I would not sell it. I would lease the building. Just to clarify the building as it sits right now just about have 2 floors on it. It has 12 ft ceiling and additional 10 ft to the top

Mr. Campos: So okay # 5: What are distinctive features, finishes, craftsmanship? After being there for 8 years there are absolutely none. Absolutely none

Heather Bienko: I would say the coco-cola sign, the stone on the outside building

Mr. Campos: Craftmanship?

Ann Carver: That it is craftmanship to build a limestone building. And to have it stay since 1880

Mr. Campos: Well, whether it stayed or not, is a question

Heather Binko: Who knows what is under that plaster on the front and side, maybe something beautiful

Mr. Campos: No just red brick. But then again, when you look at the building compared to the other building in town. I get it. Some folks see the historic character of the building. I can tell you from being in the building there is no character.

Sherri Steenson: It is not what is inside the building

Mr. Campos: It is one rock wall exterior wall, and two brick walls on either end.

Sherri Steenson: It is about the outside not the inside

Ann Carver: Yes, that is why I asked him if he looked at the façade programs. Ways you can shore up the facade. You just put a new roof on.

Mr. Campos: Partial roof

Ann Carver: Patrial new roof. We have given you approval to put in new windows. Did you put the windows in? Have you put them in?

Mr. Campos: I've got them just haven't gotten to them.

Heather Beinko: Tax credit that you can get state and federally will assist with the inside. Work done on the inside you can get that 45% if done appropriately.

Ann Carver: You can stack those tax credits; you can stack federal and state and that is where you get the 45% and sell them off. You can bundle those up and sell them off to a broker. Then the broker can get you a lot of it. The historic commission has grant programs, I think those need to be looked at. There grants are through the National Parks Service because, it is in the National Registry of Historic Places Downtown District. It is established already

Karen Braswell: All of those would make those things attractive to a buyer. If you were to list it.

Ann Carver: Already has all those

Mr. Campos: I can tell you right now I do understand my plans for the building are this will be empty and deteriorating as the city administrator asked it to be. Or it will be demolished, and a new building will be built.

Heather Bienko: You get fined by the city if you let it sit in disrepair

Mr. Campos: I have it on record, that is what he wanted. That is what he wanted.

Heather Bienko: I feel like it is a petty battle

Mr. Campos: It is not a petty battle; it is my lively hood. It was an offer that I received significantly, and it was taken from me.

Heather Bienko: Maybe someone else would offer that, you haven't tried

Mr. Campos: No one has made me an offer

Ann Carver: You do not have it on the market

Mr. Campos: It was not on the market when I got the offer.

Heather Beinko: I know personally that some people asked, and they stopped thinking about it

Ann Carver: Without any further discussion at this point and time. Are there any other questions?

I'll make the Motion: Regarding the Certificate of Appropriateness as submitted by Garbiel Campos for 101 Southwest Barnard Street for demolition

Based upon the Secretary of Interiors Standards #2 #4 and #5 and well as it being a Historic Landmark, he has not done any other avenues done for restoration work or grants at this point in time. I move that we do not accept the Certificate of application from demolition. My motion is to not allow the demolition.

Ann Carver made the motion, Sherri Steenson second. All in favor it is a 5-0 vote.

Mr. Gabriel Campos recused himself since this was his item.

Mr. Campos: So before, what is the process for appeal. I know the process for appeal. I do want to go down that road. It is through here or the city. I have 90 days.

Ann Carver: You have 30 days.

Mr. Campos: They have 90 days

Ann Carver: It will be put on the next city council agenda after your 30 days putting it in there. It tells you in there on your Certificate of Appropriateness on the back page the process to appeal it through the city council You can always come back here and make recommendations where you have done your grants, done façade put it on the market and follow all the other items. We will send out a letter to you. We have someone who will send it. You must have that letter, as far as I know. You need to have that letter where we denied it you will need to submit it to the City Council and put it on the agenda by the City Council. You have 30 days to appeal it to the City Council. That is where we stand.

At this time, having no further business of the Historic Preservation Commission, I make the motion to adjourn. Do I have a second? Karen Braswell second. Vote taken 6-0. We are adjourning at 6:01 pm.

Melinda Patrick, Chairperson

Heather Bienko, Historic Preservation Officer



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	10/21/25		
AGENDA SUBJECT:	Consider approval of minutes from September 16, 2025 Historic Preservation Commission Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	10/7/25
EXHIBITS:			
BUDGETARY IMPACT:		Required Expenditure:	\$00.00
		Amount Budgeted:	\$00.00
		Appropriation Required:	\$00.00
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION: Move to approve or deny as presented.			

**Glen Rose Historic Preservation Commission
City Hall
201 SW Vernon Street
September 16, 2025
Regular Scheduled Meeting Minutes**

Moderator: Melinda Patrick, Chairperson
Recorder: Ann Carver, Vice Chairperson

Melinda Patrick, Chairperson, called the meeting to order at 5:30 pm.

- a. Pledge of Allegiance, US Flag
- b. Roll call and verification of quorum: Attendees: Melinda Patrick, Ann Carver, Karen Braswell, Sherri Steenson, and Ember McCune all present
- Absent voting members: Scott Cole and Gabriel Campos (secretary)

A quorum has been established, and the meeting will proceed.

Attendance non-voting: Heather Beinko, Historic Preservation Officer and Jodi Holthe, Building and Code Administrative Assistant.

2. Consent Agenda (Chairperson): Melinda Patrick reviewed the following items with commission:

- a. Approval of minutes from May 20, 2025 and June 17, 2025 Preservation Commission meeting, both regular scheduled meetings.

With no changes noted to the Consent Agenda items Melinda Patrick asked for a motion to accept. Motion made by Ann Carver and second by Sherri Steenson. Motion passed 5-0

3. Workshop:

A. Accomplishments of Historic Preservation Commission for 2025.

- 1. Updated the Historic Property listing with property owners and Tenants of commercial property with addresses for mailings.
- 2. Mailing all property owners information about individual property that they own, including but not limited to the Historic Resource survey done in 2010, copy of blank COA with instruction on how to fill it out, list of contacts within Historic Preservation Commission and City of Glen Rose; Copy of the City of Glen Rose Historic Preservation Ordinance as pertains to Ordinary Maintenance
- 3. Updated Certificate of Appropriateness – just made new and crisp looking no changes noted to form
- 4. Historic Preservation Guideline is still working but a second draft has been reviewed. Reviewing grammar.

5. Approximately 5% of documents for each historic Property has been scanned into the system. This is a long process but continuing to make headway.
6. Historic Walking Tour Map has been updated and is currently in review for grammar. Pictures still need to be added. Then send it out to be printed.
7. Annual Historical Resource Inventory Inspection Report are 80% complete as of this date, Will be finished by end of year along with letters sent to property owners.
8. Two new programs-initiated Façade Grant Program (City of Glen Rose Ordinance 14.03.013) open to commercial property and Tax Incentives for all Historic Properties. Mailed all Historic Commercial Property Owners information about the Façade Program.

B. Outstanding items to be completed in 2025/2026

1. Historic Preservation Commission Website: Updated information about contacts, historic properties, Certificate of Appropriateness, how to become a Landmark Property, etc.
2. Historic Preservation Guidelines to be completed.
3. Meet and Greet with the Historic Property owner and tenants. Let them know the programs available and even some ways to get grants for the property
4. Continue open dialogue with the City of Glen Rose regarding getting someone to assist with Historic Preservation, i.e. mailings, façade grant administrator, scanning and assistant with overall day-to-day tasks
5. Continue open discussion with City of Glen Rose as it relates to the beautification of Historic Downtown Square, i.e. lighting, planter boxes and overkeep

C. Current Commission Members and Expiration dates of some members

Melinda Patrick, Chairperson Ann Carver, Vice Chairperson, and Scott Cole membership expires at the end of December 2025. Scott Cole has expressed he will not consider (at this time) returning to the commission. Both Melinda Patrick, and Ann Carver expressed (at this time) they both will look at returning. They both want to see the programs that we have started. Consider asking Austin Bewley to join the commission. He is an architect and owner of Sycamore Grove (historic property and City Landmark)

D. Façade Grant Program application and reward process

Façade Grant Program opens October 1 through October 31, 2025. This is written in the ordinance. Letters need to be sent to commercial properties with the Historic Overlay District, and those that are any of the following designations, Recorded Texas Historic Landmark, National Register of Historic Places and/or State Antiquities Landmark that are commercial and just outside the overlay. Ann will send the letters and include the

application, and ordinance. Since we had to wait for the City of Glen Rose to approve this in the budget we implemented for this year only (2025) that application must be turned in by October 31, 2025, they have until November 15th, 2025, to get all bids and final paperwork into Historic Preservation Commission. If they do not turn in application by October 31, 2025, there will be no consideration. Final determination will be at the December 2025 Historic Preservation Commission Meeting once reviewed by the design committee, Sherri Steenson will head this committee.

E. City of Glen Rose staff assistance needs

We will continue to request staff from the City of Glen Rose.

We will need at least two (2) people to run and assist with the Façade Grant Program and Tax Incentive Program.

Continue to scan the documents so that nothing gets missed.

Assist with Historic Preservation Monthly Meeting packets and minutes

Sherri Steenson and Ann Carver will work the city and staff to accomplish this goal.

F. Fiscal Year 2026 Certified Local Government (CLG) Grant Cycle through the Texas Historical Commission

A letter of intent needs to be sent by October 17, 2025, to THC. Heather Beinko will send the letter of intent and at the next meeting we will discuss ideas for what we are wanting to accomplish with this grant money.

With no further business before the board, this meeting is adjourned at 7:10 p.m.

Chairperson Historic

Preservation Officer



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	10/21/25		
AGENDA SUBJECT:	Consider acceptance of Gabriel Campos' resignation from the commission		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	9/10/25
EXHIBITS:			
BUDGETARY IMPACT:		Required Expenditure:	\$00.00
		Amount Budgeted:	\$00.00
		Appropriation Required:	\$00.00
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION: Move to approve or deny as presented.			

From: Gabriel Campos <gabecampos@gmail.com>
Date: September 10, 2025 at 6:08:32 PM CDT
To: Melinda Patrick <mapatrick5@aol.com>
Subject: Notice of resignation

Melinda,

I've recently accepted a position that requires frequent travel out of town; I need to resign my position on the Historic Preservation Commission, effective immediately. I'm thankful for the opportunity to have served with you and the other members.

Respectfully,

Gabriel



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	10/21/2025		
AGENDA SUBJECT:	Consider approval of Certificate of Appropriateness Application as submitted by Somervell History Foundation/Barnards Mill and Art Museum for 307 SW Barnard St		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	9/24/2025
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.			

9/24/25 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.glenrosetexas.org or call the Development Services Department for a schedule of the Historic Preservation Commission meetings.

HISTORIC PRESERVATION COMMISSION (HPC)
CERTIFICATE OF APPROPRIATENESS APPLICATION

The completed package must be delivered no later than three (3) weeks prior to the next scheduled HPC meeting in order to be placed on the agenda for review and vote. Attach additional description pages to give full details, if needed.

Property Owner	Applicant / Tenant / Owner's Representative
Name: Somervell History Foundation	Name: Somervell History Foundation/Barnards Mill and At Museum
Address: 307 Southwest Barnard Street	Address: 307 Southwest Barnard Street
Phone: 254-897-7494	Phone: 972-965-4455
Email: barnardsmill@gmail.com	Email: barnardsmill@gmail.com
Property Address: 307 Southwest Barnard Street	Legal Description: Acres: 1.143, Tract: G9-21, Abst: A136, A136 TRACT G9-21-1, ACRES 1.2093 MILAM CO SCH LD, TRACT G9-21, ACRES 1.1428
Present Use: Museum	Built Circa: 1860
Proposed Use: same as above	Current Zoning: B1

Architect or Contractor Name: Ed Churchill, SHF Board of Directors Member

Contractor Phone Number:

Contractor Address:

Proposed Work / Design Description: Replace/repair existing handicap railing along the northside of the building paint with Sherwin Williams color SW 2836 Quatersawn Oak

Attachments:

Scale Drawings with Dimensions
Historic Photos

Material Samples
Current Photos

Rendering of Signage
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: Ann Carver, President

Applicant's Signature:

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	☐ 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:	10/21/2025		
AGENDA SUBJECT:	Consider approval of Certificate of Appropriateness Application as submitted by Donia Gill for 215 NE Barnard St		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	9/24/2025
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.			

9/29/25 Date Received (staff use only)

City of Glen Rose Development Services Dept. (254) 897-2272 ext.

Item 5.

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: Donia Gill	Name: Donia Gill
Address: 215 NE Barnard St.	Address: 215 NE Barnard St.
Phone: 817-507-7074	Phone: Same
Email: barnardstreetmercantile@yahoo.com	Email: Same
Property Address: Same	Legal Description:
Present Use: Retail	Built Circa:
Proposed Use:	Current Zoning:

Architect or Contractor Name: B & S Southern Sign and Crane

Contractor Phone Number: 817-573-1888

Contractor Address:

Sign on top of building. Previously approved in July 2024. Delay due to sign design and previous City Admin lack of understanding and follow thru on signage requests.

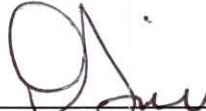
Proposed Work / Design Description:

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: 

X Approved ☐ Denied ☐ Conditions:

Heather Bienko
Preservation Commission Chair

Preservation Commission Officer

City Building Official

FOR STAFF / HPC MEMBERS USE ONLY

HISTORIC PRESERVATION COMMISSION (HPC) CERTIFICATE OF APPROPRIATENESS CHECKLIST

The following items are requested for consideration of this application. These and additional items may be required, at the request of the Historic Preservation Commission, in order to consider the application as complete and filed.

Checklist Item	Comments
Applicant informed request must meet City Building Code/Ordinances	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	Yes
Applications for signs must include a City Sign Permit Application and diagram of the sign with dimensions	Yes

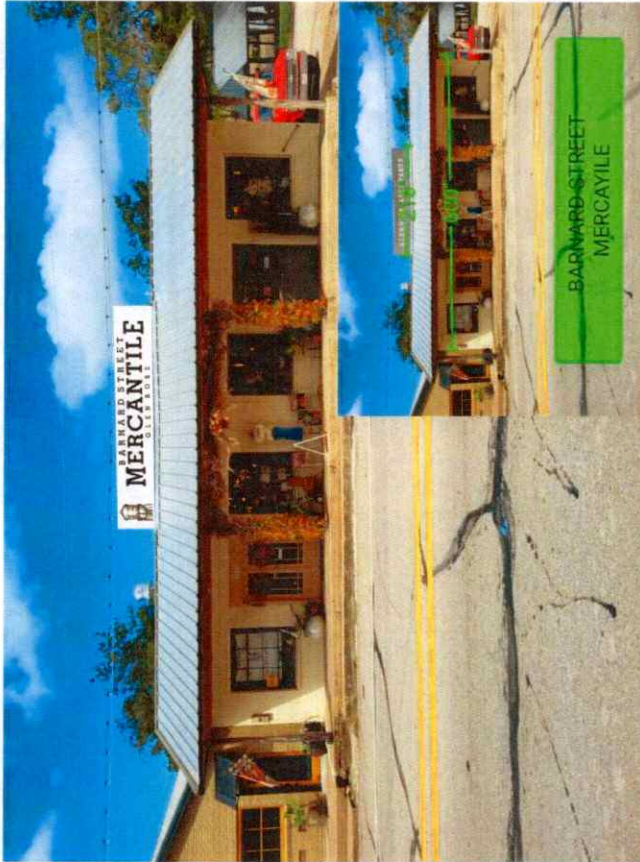


MANUFACTURE INSTALLATION SERVICE
Office: 6530 W Hwy 377,
Suite 112, Tolar, Tx, 76476
Shop: 300 Cox Crossing, Tolar, Tx 76476
817-573-1888

Job Name: Bernard Street Mercantile
Elevation: Building
Location Address: Glen Rose, TX

Date: 9/4/2025
Rev: 3

18'-1 1/2"



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

All Proof provided via email are for checking content only. THEY ARE NOT MEANT FOR COLOR OR PRINT QUALITY. Please review proof(s) carefully as (Southern Sign Services) is not responsible for errors once art has been approved. Be sure to check Layout, Spelling, Capitalization, Punctuation, Phone #'s, & verification of colors before approving. Once you have reviewed your art proof, please sign & email back. DUE TO DIFFERENCES IN INDIVIDUAL MONITORS & PRINTERS, ELECTRONIC PROOF COLORS MAY VARY FROM THE FINAL OUTPUT COLOR. Rendering may vary from actual sign due to superimposing the drawing onto a photo.

ELECTRICAL NOTES

Sign Company DOES NOT provide primary electrical to sign. 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 IT'S REPRODUCTION AND DISPLAY ARE RESERVED BY SOUTHERN SIGN SERVICES

Lic#128567 TESCL#18322 • Regulated by the Dept of Licensing and Regulations • PO Box 12157 / Austin, TX 78711 • 800-803-9202 / 512-463-6599

Signature:

Date:

Please return to Southern Sign Services. Signature below indicates approval of BOTH design & placement of sign/s



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	10/21/2025		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by City of Glen Rose for 300 NE Barnard St		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	9/24/2025
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.			

9/24/25 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.glenros-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: City of Glen Rose	Name: City of Glen Rose
Address: 201 Northeast Vernon Street	Address: 201 Northeast Vernon Street
Phone: 254-897-2272	Phone: 254-897-2272
Email:	Email:
Property Address: 300 Northeast Barnard Street	Legal Description: Acres: 0.185, Blk. PT OF 11, TRACT 5 (150X40), Subd: G0500, Abst: A136, GLEN ROSE TOWNSITE, BLOCK PT OF 11, TRACT 5 (150X40)
Present Use: Vacant with restoration in progress	Built Circa: 1915
Proposed Use: City Offices and event space	Current Zoning: B1

Architect or Contractor Name: _____

Contractor Phone Number: _____

Contractor Address: _____

Proposed Work / Design Description: Concrete (cinder block) building to the east side of building, parking lot poured Northside, ~~paint the concrete building to match the historic Lane building. All of this work has been done without~~ prior approval from the HPC
Paint color to be chosen from the Sherwin Williams approved color pallet

Attachments:

Scale Drawings with Dimensions
Historic Photos

Material Samples
Current Photos **see attached**

Rendering of Signage
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: _____
City of Glen Rose,
Joe Boles, Mayor

Approved _____
Denied _____

Applicant's Signature: _____



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	☐ No
Detailed description of all proposed activities	☐ Yes
Photographs of the property and areas of alteration provided	☐ No
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	☐ No
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	☐ No



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	10/21/2025		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Melody Pena for 200 NE Barnard St, Ste A		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	9/29/2025
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.			

9/29/25

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 – 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: Lane Family Trust	Name: Melody Pena
Address: 5604 Oak Top Dr Colleyville TX 76034	Address: 1713 CR 318 GR TX 76043
Phone: 214-629-6603 (Troy)	Phone: 817-518-1328
Email: troy-lane@yahoo.com	Email: mysclosetonline@gmail.com
Property Address: 200 NE Barnard St (Unit A)	Legal Description: Lot 7 & 8 Bk 6 Glen Rose Township
Present Use: Retail Store	Built Circa:
Proposed Use: Retail Store	Current Zoning:

Architect or Contractor Name:

JEC

Contractor Phone Number:

Elias Prado

Contractor Address:

1024 CR 1024

Proposed Work / Design Description: 3x5 Banner to attach to existing hooks on side of building; vinyl decals - logos for doors/windows + product words at bottom - all white.

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 Bink

Applicant's Signature:

Melody Pena

☐ 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.

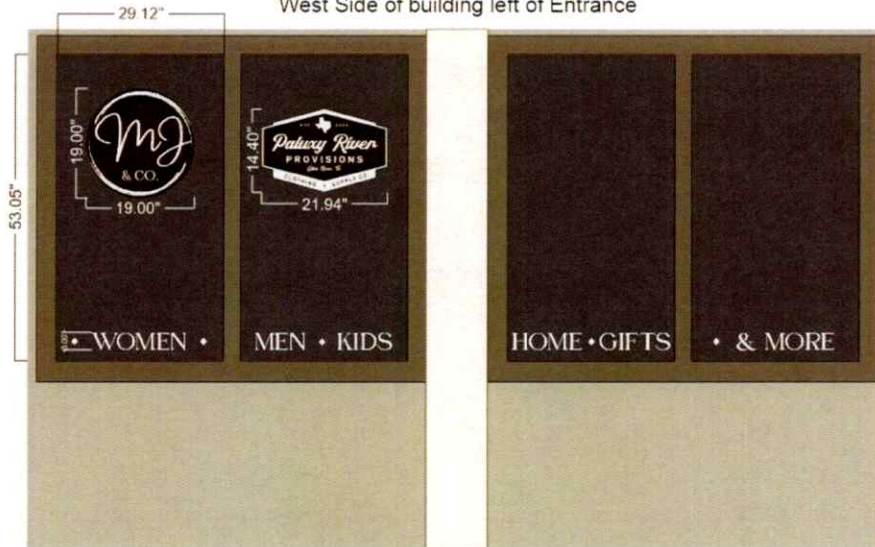
FOR STAFF / HPC MEMBERS USE ONLY

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	☒ Yes
Applications for signs must include a City Sign Permit Application and diagram of the sign with dimensions	☒ Yes

West Side of building left of Entrance



North East Corner Main Entrance



South Side of building right of Entrance

