

PRESERVATION COMMISSION MEETING

Tuesday, June 21, 2022 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: 821 2818 3241 • Passcode 628034 • or dial 1-346-248-7799

CALL TO ORDER

Pledge of Allegiance, Roll Call

CONSENT AGENDA

- [1.](#) Consider approval of minutes from May 17, 2022 Historic Preservation Board Meeting
- [2.](#) Consider approval of minutes from May 25, 2022 Historic Preservation Special Board Meeting
- [3.](#) Consider approval of Certificate of Appropriateness Application as submitted by Troy & Carolyn Daniel for 306 Grace St.
- [4.](#) Consider approval of Certificate of Appropriateness Application as submitted by Corky Underwood for 206 Vine St.

INDIVIDUAL ITEMS FOR CONSIDERATION

5. Discussion, consideration and possible action on appointment of Chairperson for Preservation Board.
6. Discussion, consideration and possible action on appointment of Vice Chairperson for Preservation Board.
7. Discussion, consideration and possible action on appointment of Secretary for Preservation Board.
8. Discussion, consideration and possible action regarding the second painted sign for La Vita located at 114 Walnut
- [9.](#) Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Bryan Barnes for 103 NE Vernon
- [10.](#) Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Sherri Luther for Somervell Co Historical Society for 110 NE Vernon

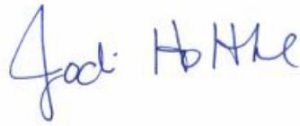
ADJOURNMENT

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, June 17, 2023, by 12:00 PM** and remained posted for at least two hours after said meeting was convened.

This building is wheelchair accessible. Any request for sign interpretation or other services should be made 48 hours in advance of the meeting. To make arrangements, call the City Secretary's office at (254) 897-2272 x 102.



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:	Tuesday, June 21, 2022		
AGENDA SUBJECT:	Consider approval of minutes from May 17, 2022 Historic Preservation Board Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	6/3/22
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 - City of Glen Rose, Texas
May 17, 2022

1. Call to Order – Chairperson, Mario Cossio, called the meeting to order at 5:30 p.m.

A. Pledge of Allegiance

B. Roll call and verification of quorum – by Chairperson. Members: Mario Cossio, Ann Carver, Scott Cole, Karen Braswell, and Sue McDonald in attendance. Also present: Kyle Reeves and Jodi Holthe. A quorum is present.

2. Consent Agenda:

A. Approval of minutes from April 19, 2022, and May 4, 2022, Preservation Board meetings

1. One revision to May 4 minutes: Scott Carver changed to Scott Cole

2. Motion from Mario Cossio to approve the minutes from both meetings, with the one revision.

Seconded by Scott Cole. Passed 5/0.

3. Individual Items for Consideration:

A. Discussion, consideration and possible action regarding the City of Glen Rose Farmers Market Application.

1. The application was previously approved by the Preservation Board and market vendors.

2. A motion to accept the Farmers Market Application was made by Ann Carver. Seconded by Mario Cossio. Passed 5/0.

B. Discussion, consideration and possible action regarding the City of Glen Rose Farmers Market Rules & Regulations.

1. Two revisions: page 20, take “s” from the end of the word “spaces.” Page 21, remove second item.

2. A motion to accept the Rules & Regulations as amended was made by Karen Braswell. Seconded by Sue McDonald. Passed 5/0.

Public Comments:

Karen Richardson announced that Dr. Baker compiled a tourist guide to historic properties, published by TAMU Press (\$38 + shipping), based on previous Preservation Board efforts and research by grad students. Tentative plans for book signing at Oakdale Park, which may generate a future agenda item. Available June 25 or 26, 2022.

C. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Venus Vara for 111 SW Barnard.

1. Sign will be horizontal, will use approved historic colors and be 2-sided. Lighting above building will be fixed. Sign facing hotel will be rectangular, approved historic colors, metal with white vinyl letters.

2. Motion to approve/accept both signs made by Ann Carver. Seconded by Sue McDonald. Approved 5/0.

D. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Bryan Barnes for 103 Vernon.

1. Building restoration of surveyor’s building, which will be reopened as a meat market selling pre-wrapped local ranch beef. Paint cinderblocks white, trim and doors black. Remove existing awning, raise to original height, replace with awning running the width of building, 3-4 feet deep of corrugated metal and wood. Repair and replace ruined siding on back. Some riveting on roof and spray over corrugated metal roof (black). All equipment will be inside building.

2. Motion to approve removal of existing awning and painting of cinderblocks 004-11 Blue Kiss (white) made by Ann Carver. Seconded by Mario Cossio. Approved 5/0.

E. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Oakdale Park representative, Lucy DiGiorgio.

1. Tara was present as representative for Oakdale Park. Damage to pool building will be repaired and repainted using Blue Kiss paint color (same as original), dovetail siding will be used outside, beadboard inside to return building to original look.

2. Motion to approve reconstruction with same materials and painting with same colors was made by Mario Cossio. Seconded by Scott Cole. Approved 5/0.

F. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Jennifer Coward for 103 Elm St.

1. Building to be painted cream (3008-AC Hidden Path), trim and columns black, rock cream. Name of business changing from Texas Treasures to Love and Amen. Black vinyl banner may be used as temporary signage for 12 months (sec. 3.10.083), might need variance for size of sign. Work out plan for permanent sign during 12 months.

2. Motion to approve temporary banner and painting of building made by Mario Cossio. Seconded by Ann Carver. Passed 5/0.

G. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Michael Stephenson for gate installed at 102 Walnut St. (Blackie's).

1. In February of this year, the Board gave approval for a fence, not a gate, when Mr. Hooper was representing this request. A gate was not on the plan submitted. On May 3, rep met with Kyle about the gate. Kyle told them the gate had to come down. They can reapply with this request to the Board.

2. Motion to deny the gate request submitted on May 3, 2022, was made by Ann Carver. Seconded by Mario Cossio. All in favor: Cossio, Carver, Cole, Braswell. Opposed: McDonald. Passed 4/1.

H. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Troy and Carolyn Daniel.

1. The fence being requested has already been installed. This fence is not historically acceptable and must be replaced with a more historically appropriate fence.

2. Motion to deny the COA was made by Ann Carver. Seconded by Mario Cossio. All in favor: Cossio, Carver, Cole, Braswell. Opposed: McDonald. Passed 4/1.

4. Mario Cossio, Chairperson: Having no further business before the Board, the meeting was adjourned at 7:27 p.m.

Chairperson

Jodi Holthe,
Historic Preservation Officer



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	Tuesday, June 21, 2022		
AGENDA SUBJECT:	Consider approval of minutes from May 25, 2022 Historic Preservation Special Board Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	6/3/22
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 Special Board - City of Glen Rose, Texas
May 25, 2022

1. Call to Order – Chairperson, Mario Cossio, called the meeting to order at 3:01 p.m.

A. Pledge of Allegiance

B. Roll call and verification of quorum – by Chairperson. Members: Mario Cossio, Ann Carver, Scott Cole, Karen Braswell in attendance. Also present: Kyle Reeves and Jodi Holthe. A quorum is present.

2. Individual Items for Consideration:

A. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Jose R. Torres of La Vita Restaurant.

1. Coca-Cola sign on pole and long signage over main door was approved April 19, 2022; sign on far right of building was not approved, but has been painted green, white and red. No words are to be added to this sign. Painter to begin left sign next week.

2. Motion to allow sign on right to remain, as is, until the previously-approved sign is complete, with a deadline of June 30, 2022. After completion, Board shall reconsider COA for unapproved sign. Motion made by Ann Carver. Seconded by Mario Cossio. Passed 4/0.

B. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Troy and Carolyn Daniel.

1. (Revised) fence to be 3 ft x 8 ft to fit between existing posts in black iron. Wood posts to be painted black, newels to be added to each post. Metal rolling gate at driveway. Fence all the same height. Additional gate at fire pit, to be kept locked. Fence meets FEMA qualifications; email received for file. 2 solar lights at front gate, 2 at driveway gate and 2 at front property corners.

2. Motion made by Mario Cossio to accept metal panels between wood posts, all 3 ft in height (except gates). Authorize 2 lights at drive, 2 at entrance and 2 at property corners. Wood posts to be painted black with low newels. Permission for fence to go to river. 3-foot walk-thru gate to blend with fence. Authorize sliding metal gate at drive (toward front of property) and fence to river on left side. Seconded by Karen Braswell. Passed 4/0.

3. Additional work was done on the property without Preservation Board approval. Owners are to submit Certificate of Appropriateness Application ASAP with complete list of all work done, which will be discussed in next meeting as Consent Agenda item.

3. Adjournment - Mario Cossio, Chairperson: Having no further business before the Board, the meeting was adjourned at 3:54 p.m.

Chairperson

Jodi Holthe,
Historic Preservation Officer



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	Tuesday, June 21, 2022		
AGENDA SUBJECT:	Consider approval of Certificate of Appropriateness Application as submitted by Troy & Carolyn Daniel for 306 Grace St.		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	05/25/22
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			
Move to approve or deny as presented.			

CITY OF GLEN ROSE

Code Enforcement Office

254-897-9311

Fax: 254-637-7939

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>Carolyn + Troy Daniel</u>	Name
Address <u>306 Grace St.</u>	Address
Phone	Phone
Email	Email

Property Address <u>306 Grace St.</u>	Legal Description
Present Use <u>historical residence</u>	Built Circa
Proposed Use <u>historical residence</u>	Current Zoning

Architect or Contractor Name Robert Peña Peña Landscaping

Address Granbury Phone _____

Proposed Work/Design Description please see back for description

☐ 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 Carolyn Daniel Applicant's Signature Carolyn Daniel

☐ 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 IF AUTHORIZED WORK IS NOT COMMENCED WITHIN 180 DAYS.

CITY OF GLEN ROSE

HISTORIC PRESERVATION BOARD - 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 Board, in order to determine the application complete and filed.

	Comments
Staff review/staff approval (unless waived by city)	
Completed Certificate of Appropriateness Application	
Detailed description of all proposed activities to be undertaken in the historic district or at the historic landmark	
Photograph(s) of the property and area(s) of alteration	
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 Historic Preservation Board approved colors	
Authorization to represent the property owner, if the applicant is not the owner	
Applications for signs must include a City Sign Permit Application and diagram of the sign with dimensions	

Deliver to:

Historic Preservation Dept. - Building/Planning/Code Compliance
City of Glen Rose
201 NE Vernon
Glen Rose, TX 76043
Phone: 254-897-7989

The application must be completed and meet all City of Glen Rose ordinance requirements before a request for a Certificate of Appropriateness can be scheduled for a public hearing.

Please refer to City website or call the number above for a schedule of Historic Preservation Board meetings.

- Patio renovation, poured foundation, replaced and repaired stone to original dimensions
- Patio lights
- Patio breeze blocks, decorative border 24" tall
- replaced native Texan plants in flowerbeds
- repaired white window trim, ^{blackness 7007-11} orange door. 2008-5 "Fiesta"
- built wooden tree deck ~ 12 x 16' - redwood brackets under stone base



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	Tuesday, June 21, 2022		
AGENDA SUBJECT:	Consider approval of Certificate of Appropriateness Application as submitted by Corky Underwood for 206 Vine St.		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	05/25/22
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: 6/17/22

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>Corky Underwood</u>	Name <u>N/A</u>		
Address <u>206 Vine</u>	Address <u>N/A</u>		
Phone <u>254-622-6668</u>	Phone <u>N/A</u>		
Email <u>corky@underwood.com</u>	Email <u>N/A</u>		

Property Address <u>206 Vine</u>	Legal Description
Present Use <u>44 occupied</u>	Built Circa
Proposed Use <u>multi</u>	Current Zoning

Architect or Contractor Name Ort Law Co PC

Address P.O. Box 498 Dublin 76466 Phone 254-622-6668

Proposed Work/Design Description Reroof using similar color matched shingles and repair soffits and color match current color

☐ 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 Corky Underwood Applicant's Signature Corky Underwood

☐ 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.

6/17/22 approved at staff level



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	Tuesday, June 21, 2022		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Bryan Barnes for 103 NE Vernon		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	6/3/22
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: 6-14-22

Item 9.

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>Bryan Barnes</u>	Name
Address	Address
Phone	Phone
Email	Email

Property Address <u>103 Vennov</u>	Legal Description
Present Use <u>Un Occupied</u>	Built Circa
Proposed Use	Current Zoning

Architect or Contractor Name Lee Cines

Address _____ Phone 817-240-9467

Proposed Work/Design Description Painting

☒ 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.

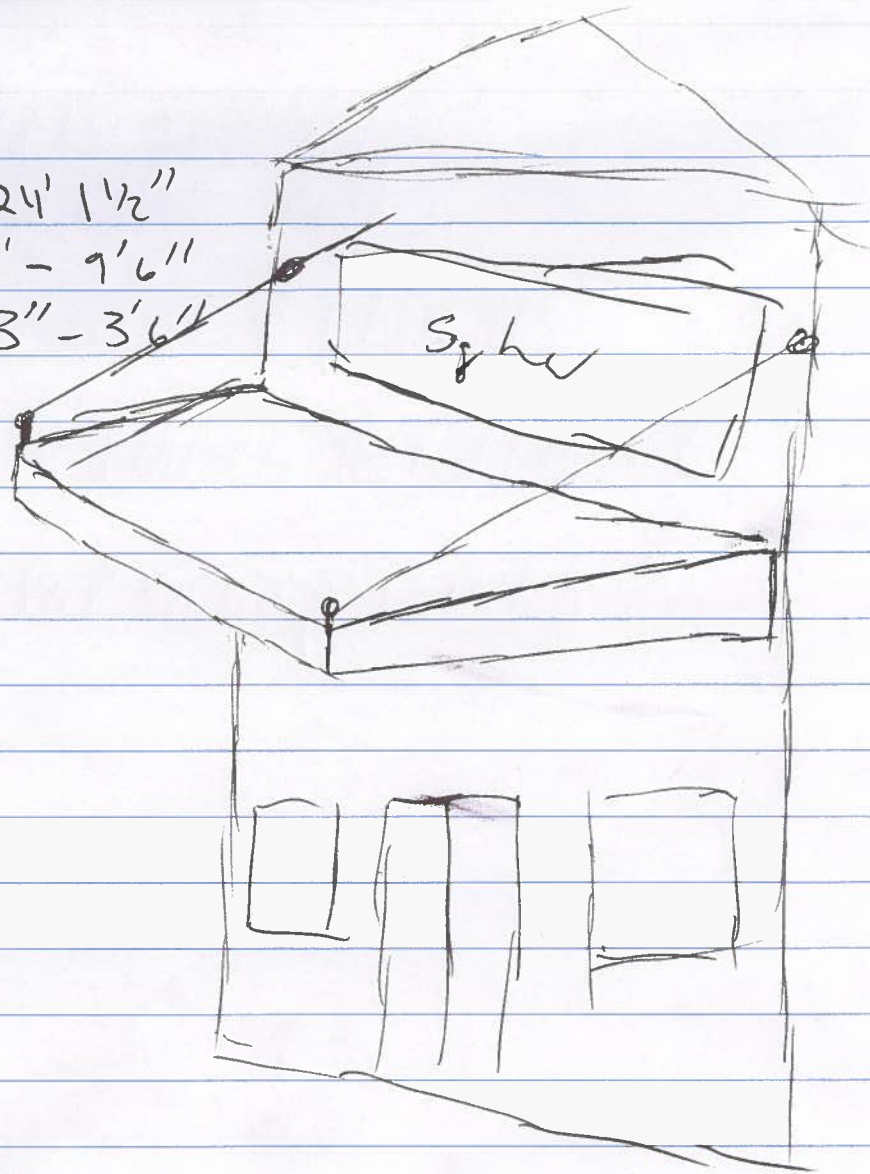
Owner's Signature [Signature] Applicant's Signature _____

☐ Denied ☐ Approved Conditions _____

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

Width 24' 1 1/2"
 Height 9' - 9' 6"
 Depth 3" - 3' 6"



Wood framing
 Black metal Roofing
 Fixed to building
 Extra support by cable & Turnbuckle



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	Tuesday, June 21, 2022		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Sherri Luther for Somervell Co Historical Society for 110 NE Vernon		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	6/3/22
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.			

6/3/22

CITY OF GLEN ROSE

Code E

Permit Office

Permit No.

Project No.

CERTIFICATE OF APPROPRIATENESS APPLICATION

Completed packages must be received in the Permit Office three weeks prior to the 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

Name Somerville Historical Society

Address _____

Phone _____

Email _____

Applicant/Tenant/Owner's Representative

Name Sherril Luther

Address _____

Phone _____

Email _____

Property Address

110 N.E. Vernon Glen Rose Tx

Present Use

Museum

Proposed Use

Same

Legal Description

Glen Rose Town Site Blk 4 lot 5 & 7 Abstract A136

Built Circa

1910

Current Zoning

Architect or Contractor Name

Tanya Fonseca

Address

Phone 854 3916 6699

Proposed Work/Design Description

Painted footprints on sidewalk leading to authentic dining track☐ Scale Drawings with Dimensions Attached☐ Photos Attached☐ Current☐ Historic☐ Material Sample(s) Attached☐ Rendering of Signage Attached

I hereby certify that the information is correct to the best of my knowledge and that the work will conform with all submittals 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 civil or criminal penalties.

Owner's Signature

Applicant's Signature

Sherril Luther☐ Denied ☒ Approved Conditions _____

Permitted by Board of _____

Permitted by Board of _____

X

City Building Dept

THIS IS NOT A PERMIT TO BEGIN ANY CONSTRUCTION OR DEMOLITION. CONTACT THE CODE ENFORCEMENT OFFICE PRIOR TO THE START OF ANY WORK. THIS COA BECOMES NULL AND VOID IF AUTHORIZED WORK IS NOT COMMENCED WITHIN 180 DAYS.







