

PRESERVATION COMMISSION MEETING

Tuesday, August 16, 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: 875 4603 4033 • Passcode 631832 • or dial 1-346-248-7799

CALL TO ORDER

CONSENT AGENDA

1. Consider approval of minutes from July 19, 2022 Historic Preservation Commission Meeting
2. Consider approval of Certificate of Appropriateness Application as submitted by Pamela Street of PS Properties, LLC (Inn on the River) for 205 SW Barnard
3. Consider approval of Certificate of Appropriateness Application as submitted by Michael Leamons for City Hall located at 201 NE Vernon

INDIVIDUAL ITEMS FOR CONSIDERATION

4. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Ember McCune (The Green Pickle) for 212 NE Barnard St.

WORKSHOP

5. Review the Historical Inspection Checklist

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, August 12, 2022, by 2:00 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.

Jack Holtz

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, August 16, 2022		
AGENDA SUBJECT:	Consider approval of minutes from July 19, 2022 Historic Preservation Commission Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	8/9/22
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 Commission – City of Glen Rose, Texas
 July 19, 2022

1. Call to Order – Chair, Mario Cossi called the meeting to order at 5:31pm.
 - a. Pledge of Allegiance
 - b. Roll call and verification of quorum: Chair – Mario Cossi, Vice Chair – Ann Carver, Members – Scott Cole, Sue McDonald. Not present: Bryan Barnes. Also present: Kyle Reeves and Jodi Holthe. A quorum is present.
2. Consent Agenda:
 - a. Approval of minutes from June 21, 2022 and July 6, 2022 of the Preservation Commission meetings
 - b. Certificate of Appropriateness Application as submitted by Teri Lucas of Somervell County for 101 NE Barnard for the approval of the placement of a fiberglass dinosaur in the memory of former County Attorney Andrew W Lucas.

Consent Agenda had no further discussion. Motion was made by Ann Carver and seconded by Sue McDonald. Motion passed 4-0.

3. Public Hearings
 - a. Recommendations to recodify Article 3.16 Historic Landmark Preservation of Chapter 3: Building Regulations of the City's Code of Ordinances as Article 14.03 of Chapter 14: Zoning of the City's Code of Ordinances, to ratify the Ordinance as adopted on March 13, 2017, and to amend the Ordinance to (1) allow either a staff member or a volunteer to serve as the Historic Preservation Officer, (2) authorize the Historic Preservation Commission (HPC) to vote on making a recommendation to the City Council for filling vacancies when terms expire, (3) remove the 3 consecutive term limitations for commission members, and (4) to charge the HPC with oversight of the Farmer's Market.

No public comments. Public comments were closed at 5:34pm

4. Items for Individual Discussion:
 - a. Discussion, consideration and possible action regarding Recommendations to recodify Article 3.16 Historic Landmark Preservation of Chapter 3: Building Regulations of the City's Code of Ordinances as Article 14.03 of Chapter 14: Zoning of the City's Code of Ordinances, to ratify the Ordinance as adopted on March 13, 2017, and to amend the Ordinance to (1) allow either a staff member or a volunteer to serve as the Historic Preservation Officer, (2) authorize the Historic Preservation Commission (HPC) to vote on making a recommendation to the City Council for filling vacancies when terms expire, (3) remove the 3 consecutive term limitations for commission members, and (4) to charge the HPC with oversight of the Farmer's Market.

A motion was made by Ann Carver to accept the adoption of Historic Articles of Landmark changes as described above. Mario Cossio seconded the motion. Motion was approved 4-0

- b. Discussion, consideration, and possible action regarding a Certificate of Appropriateness Application as submitted by Ember McCune (The Green Pickle) for 212 NE Barnard St.
 - i. Request to paint the exterior of building in Blue Kiss 7004-11 (Bright, Crisp White). They will repair any rotted wood and using Hardy Board will be used, which is the exact match to the current hardy planks currently on the building.
 - ii. As of now all walls and trim will be Blue Kiss.
 - iii. Other changes will be made in the future, this is simply stage 1 of the work request.

Motion was made by Ann Carver to accept the repairs for the hardy plank along cedar street and painting as requested. Seconded by Mario Cossio. Motion was approved 4-0

- c. Discussion, consideration, and possible action regarding a Certificate of Appropriateness Application as submitted by Zach & Lindsey Stewart (FEAST) for 116 NE Barnard St.
 - i. Permission to use a temporary vinyl sign above the top of the awning and add permanent vinyl stickers to both windows with the name FEAST as well as store hours on the door.
 - ii. Paint the current orange doors (front & back) to same color as the current trim which is a charcoal black (exact number to be provided) and remove the divided light (currently of French door style) of the glass on the doors to make it one solid glass panel. 99% sure they can take the divided lights off door without replacing the door. If it turns out the divided light is holding the glass in the door, then they won't replace the door and will leave the grid for now. Mario did provide information on how to remove the grid and fixing the door to hold the glass in place. If for any reason, the removal of the divided lights breaks the glass, the replacement of the glass will be able to be a solid glass door. The paint color to be used will be 4009-3 Noir.

A motion to accept the updates and signage as presented was made by Mario Cossio with second made by Ann Carver. Motion was passed 4-0.

- d. Discussion, consideration, and possible action regarding a Certificate of Appropriateness Application as submitted by Michael Stephenson for 102 Walnut St. Ste A.

- i. Add the gate to back of the fencing area for Blackies. Using the gate that was previously used (without permission). They have been made aware the gate must have a building permit. They have been made aware the gate can't be locked during business hours.
 - ii.
 - Motion was made by Mario Cossio to permit the gate, second was made by Ann Carver.
 - Motion was passed 4-0
 - e. Discussion, consideration, and possible action regarding a Certificate of Appropriateness Application as submitted by Bryan Barnes for 103 Vernon.
 - f. This agenda item is not actually be an agenda item and should be removed.
5. Workshop
- a. Review the City of Glen Rose Historic District Guidelines. The discussion is that the guidelines were very complete. A suggestion was made to provide a table of contents by
 - i. Add petrified wood section in Chapter 2 for the understanding historic character.
 - ii. Ensure that the petrified wood buildings have some extra protection to ensure demolition is the absolute last resort.
 - iii. If a property is under the Historic Preservation by choice, the property cannot decide to remove themselves from historic preservation without approval from the HPC and the State.
 - b. Review of the Historical Inspection Checklist
 - i. Review the documents that Chairman Cossio presented to make a checklist that is comprehensive to ensure that any member of the commission has exact information of what to look for and how to inspect for historical purposes.
 - ii. Review the documents that Member Cole presented to make a checklist comprehensive to ensure that any member of the commission has exact information of what to look for and how to inspect for historical purposes.
 - iii. Ms. Carver explained that preservation aspects of residential homes and commercial are both done the same way. To know if the building is being used for business or residential would be convenient for the inspection but does not change the way the way preservation is handled.
 - iv. Make sure the inspection is anything visible from the street. THIS IS NOT JUST THE FRONT, but also the sides or back if they are visible from a public street.
 - v. Ms. Carver has stated we need to do a historic resource survey that is 2 years out, it keeps track of all items on the building.
 - vi. Consensus was the information on the form that Scott used needs to be used – make it bigger and easier to use and see. Add walls as #5 and

what type of material etc. You need to be able to tell the difference between Wood and Hardy Board which is a masonry product.

- vii. A new version of the form will be developed for the next meeting using the resource survey as the basis for the inspections.
- viii. Biggest thing that must be done is stay in compliance with out resource survey to ensure that the HPC is eligible for grant money.

With no further business before the board, this meeting is adjourned at 6:38pm.

Chairperson

Jodi Holthe,
Historic Preservation Officer



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	Tuesday, August 16, 2022		
AGENDA SUBJECT:	Consider approval of Certificate of Appropriateness Application as submitted by Pamela Street of PS Properties, LLC (Inn on the River) for 205 SW Barnard		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	08/9/22
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: _____

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>PS Properties, LLC</u>	Name <u>Pamela Streeker</u>
Address <u>205 SW Barnard St.</u>	Address <u>205 SW Barnard St.</u>
Phone <u>254-897-2929</u>	Phone <u>254-897-2929</u>
Email <u>pamela@innorthriver.com</u>	Email <u>pamela@innorthriver.com</u>

Property Address <u>Same</u>	Legal Description
Present Use <u>↓</u>	Built Circa <u>1919</u>
Proposed Use <u>↓</u>	Current Zoning <u>B2</u>

Architect or Contractor Name _____

Address _____ Phone _____

Proposed Work/Design Description Add Painted Dinosaur to Yard in front of building on a concrete/stone pad; eventually build a

☐ 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.

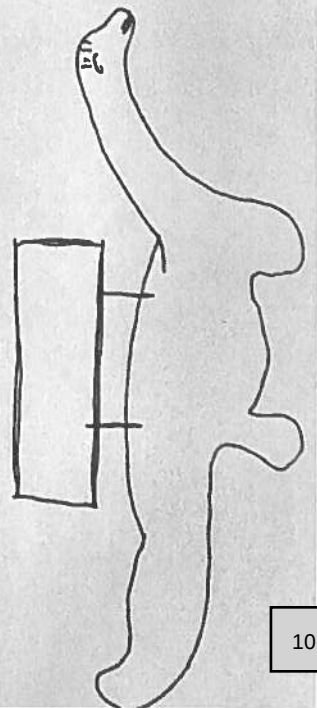
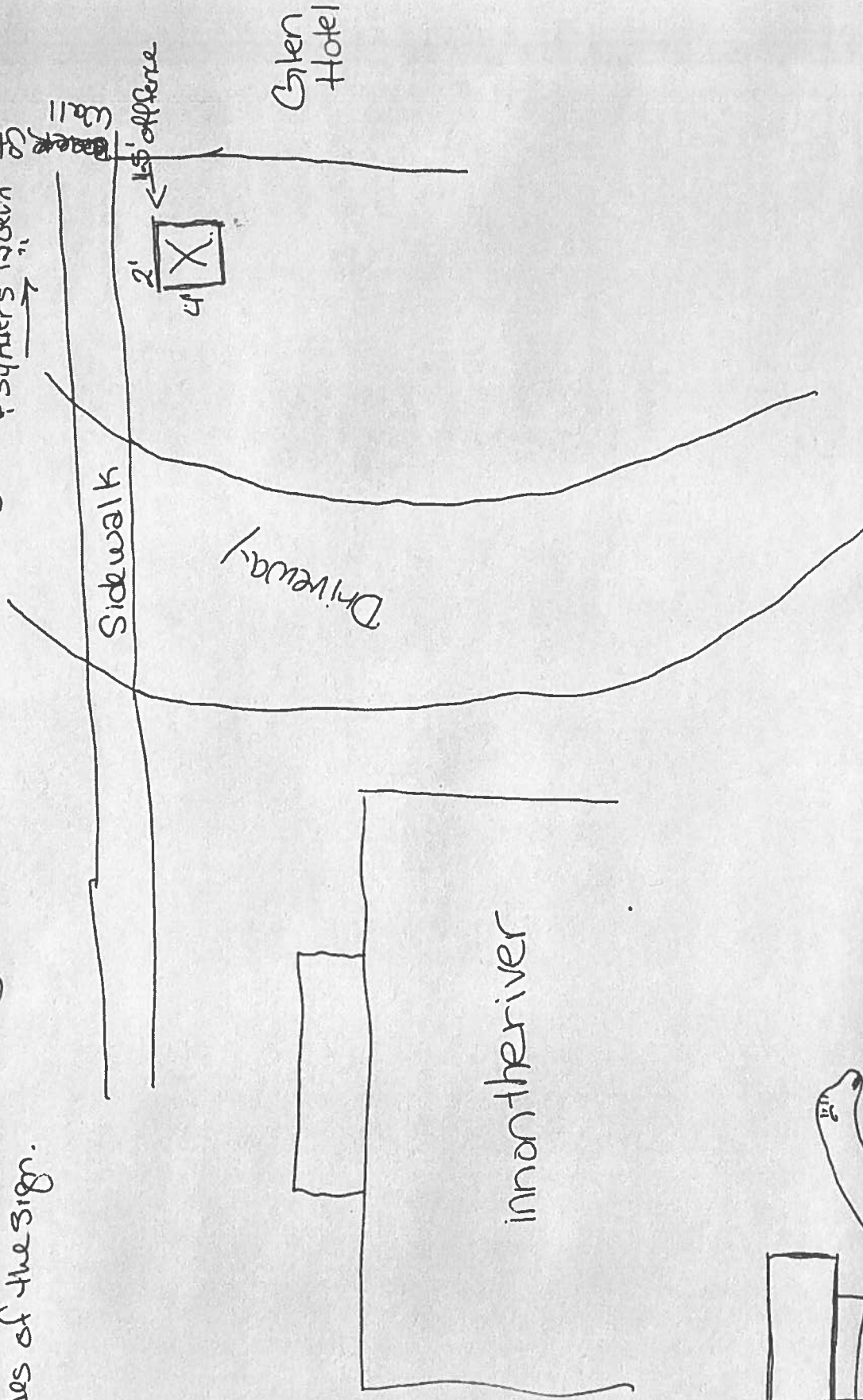
Owner's Signature [Signature] Applicant's Signature [Signature]☐ Denied ☐ Approved Conditions _____

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.

pedestal
block
for dinosaur
to be lifted
approx
3-4' to
be visible
above
stone
wall.

The Dinosaur will reside where the X is marked. "Judy" is being painted in blue, white & copper tones with a flow paint method to mimic the water flowing in the river. She will support a sign on her paint stating "Inn on the River" & Synder's Tavern on both sides of the sign.





CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	Tuesday, August 16, 2022		
AGENDA SUBJECT:	Consider approval of Certificate of Appropriateness Application as submitted by Michael Leamons for City Hall located at 201 NE Vernon		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	08/9/22
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: 8/9/22

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>City of Glen Rose</u>	Name <u>Michael Leamons</u>
Address <u>PO Box 1949</u>	Address <u>201 NE Vernon St. Glen Rose</u>
Phone <u>254-897-2272</u>	Phone <u>254-897-2272</u>
Email	Email <u>michael.leamons@glenrosetexas.org</u>

Property Address <u>201 NE Vernon St.</u>	Legal Description
Present Use <u>City Hall</u>	Built Circa
Proposed Use	Current Zoning <u>B-3</u>

Architect or Contractor Name _____

Address _____ Phone _____

Proposed Work/Design Description Color matched to repaint building trim and eaves of the building

☐ 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 _____ Applicant's Signature Michael Leamons

☐ 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

AGENDA DATE:	Tuesday, August 16, 2022		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Ember McCune (The Green Pickle) for 212 NE Barnard St.		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	07/29/22
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: 7/29/20

Item 4.

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 The Green Pickle Applicant/Tenant/Owner's Representative

Name <u>Ember McCune</u>	Name <u>Ember McCune</u>
Address	Address
Phone	Phone
Email	Email

Property Address <u>212 NE Barnard, Glen Rose</u>	Legal Description
Present Use <u>Restaurant</u>	Built Circa
Proposed Use	Current Zoning

Architect or Contractor Name _____

Address _____ Phone _____

Proposed Work/Design Description Wants to change building paint color from Blue Kiss (704-11) to Cozy White (3008-10C) and paint trim

☐ 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 Ember McCune Applicant's Signature _____

☐ Denied ☐ Approved Conditions _____

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

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NOIR (4009-2)

7004-11

156 Dura Flat



7004-11
Blue Kiss

4009-2

4009-2
Noir



3008-10C
Cozy White