### PRESERVATION COMMISSION MEETING

Tuesday, March 19, 2024 at 5:30 PM Glen Rose City Hall, Council Chambers, 201 NE Vernon, Glen Rose, TX 76043



### **AGENDA**

#### **CALL TO ORDER**

Pledge of Allegiance, Roll Call

#### **CONSENT AGENDA**

- 1. Consider approval of minutes from February 20, 2024 Historic Preservation Commission Meeting
- Consider approval of Certificate of Appropriateness Application as submitted by Amber Rouse for 110 SW Barnard St
- Consider approval of Certificate of Appropriateness Application as submitted by Rex Miller for 404 Paluxy St
- 4. Consider approval of Certificate of Appropriateness Application as submitted by Lane Family Trust for 802 SW Barnard St

### INDIVIDUAL ITEMS FOR CONSIDERATION

- 5. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Richardo Villa on behalf of TGR Holding LLC for 102 NE Barnard St
- 6. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Scott Burgess on behalf of TGR Healthcare-Rick Villa for 114 NE Barnard St
- 7. Discussion consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Sammy Moore for 108 SW Barnard St

#### **ANNOUNCEMENTS**

8. Address from City Administrator

#### **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 <a href="https://www.glenrosetexas.org">www.glenrosetexas.org</a> and said notice was posted on the following date and time: Friday, March 15, 2024, on or before 5:00 PM and remained posted for at least two hours after said meeting was convened.

God: Hothe		
Jodi Holthe	_	
Building, Planning Code Enforcement Department		
Certification of NOTICE OF MEETING was removed on:	at	am/pm
by		



AGENDA DATE:	3/19/24					
AGENDA SUBJECT:	Consider approval Commission Meeting		n February	20, 202	24 Historic	Preservation
PREPARED BY:	Building/Planning/Co Assistant Holthe	de Enforcement	DATE SUBN	/IITTED:	3/14/24	
EXHIBITS:						
BUDGETARY IMP	PACT:	Required Expen	diture:			\$00.00
		Amount Budget	ed:			\$00.00
		Appropriation R	equired:			\$00.00
CITY ADMINISTR	ATOR APPROVAL:					
SUMMARY:						
RECOMMENDED	ACTION:					
Move to approve	or deny as presented.					

# Minutes Preservation Board Meeting February 20, 2024

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, Melinda Patrick and Linda McCaffrey in attendance. Also present: Larry Allen, Jodi Holthe and Heather Bienko. A quorum is present.

#### **Consent Agenda:**

1. Consider approval of minutes from January 16, 2024, Historic Preservation Commission Meeting Motion to approve from Scott Cole, seconded by Linda McCaffrey. Passed 5/0

### **Individual Items for Consideration**

- 1. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Amber Rouse for 110 SW Barnard St. The planter is clear coated and will have tall plants planted in it which will cover the lattice. Motion by Karen Braswell, second by Ann Carver. Approved 5/0.
- 2. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Karen Richardson for 303 SW Barnard St. Ms. Richardson explained the kiosk was to post informational items and would have a metal roof with hinged wooden window and would be on 4x4 posts. Motion by Melinda Patrick, second by Linda McCaffrey. Approved 5/0.
- 3. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Lewis Coppo for 303 Grace St. Extend existing porch that needs repair. It will be replaced by an 8'x20' cover that will go over both windows and will match either existing composite or metal roof in silver; depending on price, paint existing sheds will be painted Russet Red (#2011-7) and house walls will be painted using a White Wash with Black trim. Motion by Ann Carver, second by Melinda Patrick. Approved 5/0.
- 4. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Scott Burgess on behalf of TGR Healthcare-Rick Villa for 114 NE Barnard St. Cozy White (#3008-10C) to be painted on the exterior shiplap and Noir (#4009-2) on the trim, 4" address numbers will be installed vertically and 2 black carriage/lantern lights will be installed on both sides of the door. Motion by Ann Carver, second by Linda McCaffrey. Approved 5/0.
- 5. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Bryan Barnes on behalf of Horizon Capital Solutions LLC for 3600 Block of CR 312/Van Zandt (Young Gas Station). Due to increased vandalism owner felt the need to erect a 6' chain link fence with barbed wire around the perimeter of the building to. Motion by Scott Cole, second by Karen Braswell. Approved 5/0.
- 6. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Richard Villa on behalf of TGR Holding LLC for 102 NE Barnard St. Applicant was not present at the meeting; No Discussion. Item will be brought back to the March meeting.
- 7. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by MJ & Company-Melody Pena for 103 NE Vernon St. Discussion ensued for requested items. The metal awning across the building will remain unpainted. Tonya Fonseca with A Working Artist Studio will paint the company logo above the awning (40"x96"), 3 white directional lights to be installed shining up towards the signage, 1 small sign will be installed facing the street for the Glen Rose Reporter that will not be lower than 7'6", 2 black carriage lights will be installed (1 on each side of the door), 2 planter boxes painted black will be placed under each window with live plants and vinyl stickers on the window listing shop hours. Motion by Ann Carver, second by Karen Braswell. Approved 5/0.
- 8. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Jeremy & Ember McCune The Green Pickle for 212 NE Barnard St. Roof to be replaced and

Item 1.

composite Landmark Moire Black shingles will be used; Board and baton on the East side and front of building to be replaced and reframe front windows painting existing color; Blue Kiss (#7004-11) and window trim to be re-painted Blue Kiss (#7004-04); Install awning 14'x24"x42 over 2 front windows with either black fabric or metal and install new metal logo sign using green letters and white background and Texas Beer Garden sign will be on the under the logo sign using the existing sign pole using new pipe to secure the signs. Motion by Melinda Patrick, second by Scott Cole. Approved 5/0.

9. Discussion, consideration and review of the Historical Resource Inventory Inspection Reports as presented by Preservation Board members. Motion was made by Ann Carver to accept all reports, second by Scott Cole. Approved 5/0.

Ann Carver, chairperson: Having no further but	usiness before the board, this meeting adjourned at 7:37 p.m
Chairperson Historic	Preservation Officer



AGENDA DATE:	3/19/24					
AGENDA SUBJECT:	Consider approval of Rouse for 110 SW Bar		opriateness /	Application	on as submitted by Amber	
PREPARED BY:	Building/Planning/Co Assistant Holthe	ode Enforcement DATE SUBMITTED: 2/21/24				
EXHIBITS:						
BUDGETARY IMP	ACT:	Required Expend	diture:		\$00.00	
		Amount Budgete	ed:		\$00.00	
		Appropriation R	equired:		\$00.00	
CITY ADMINISTRA	ATOR APPROVAL:					
SUMMARY:						
RECOMMENDED	ACTION:					
Move to approve	or deny as presented.					

Code Enforcement Office

254-897-9373

Fax: 254-897-7989

## CERTIFICATE OF APPROPRIATENESS APPLICATION

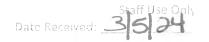
Completed package must be received at least three weeks prior to the next scheduled Board meeting in order to be placed on the agenda for review and vote. Attach additional description pages to give full details, if needed.

Property Owner	Applicant/Tenant/Owner's Representative
Name RHG Properties	Name Amber Rouse
Address	August 1
Phone	Phone
Email RHG Parties Egrail	
Property Address 105W Barnaya	Legal Description
Present Use BUS	Built Circa
Proposed Use For the Sagn on the	Current Zoning
Architect or Contractor Name	
Address	Phone
Proposed Work/Design Description	
Scale Drawings with Dimensions Attached	Photos Attached Current Historic
☐ Material Sample(s) Attached	Rendering of Signage Attached
	of my knowledge, and that the said work will be done in conformance
	th the City of Glen Rose's Historic District Ordinances and Building
Codes. I understand that falsifying information may result  Owner's Signature	Applicant's Signature
☐ Denied ☐ Approved Conditions	
Х Х	
Preservation Board Chair Preservation	on 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.



AGENDA DATE:	3/19/24				
AGENDA SUBJECT:	Consider approval of Miller for 404 Paluxy	•	propriatenes	s Applica	tion as submitted by Rex
PREPARED BY:	Building/Planning/Co Assistant Holthe	Code Enforcement DATE SUBMITTED:			3/5/24
EXHIBITS:					
BUDGETARY IMP	PACT:	Required Expen	diture:		\$00.00
		Amount Budget	ed:		\$00.00
		Appropriation R	equired:		\$00.00
CITY ADMINISTR	ATOR APPROVAL:				
SUMMARY:					
RECOMMENDED	ACTION:				
Move to approve	or deny as presented.				



CITY OF GLEN ROSE Code Enforcement Office

254-897-9373

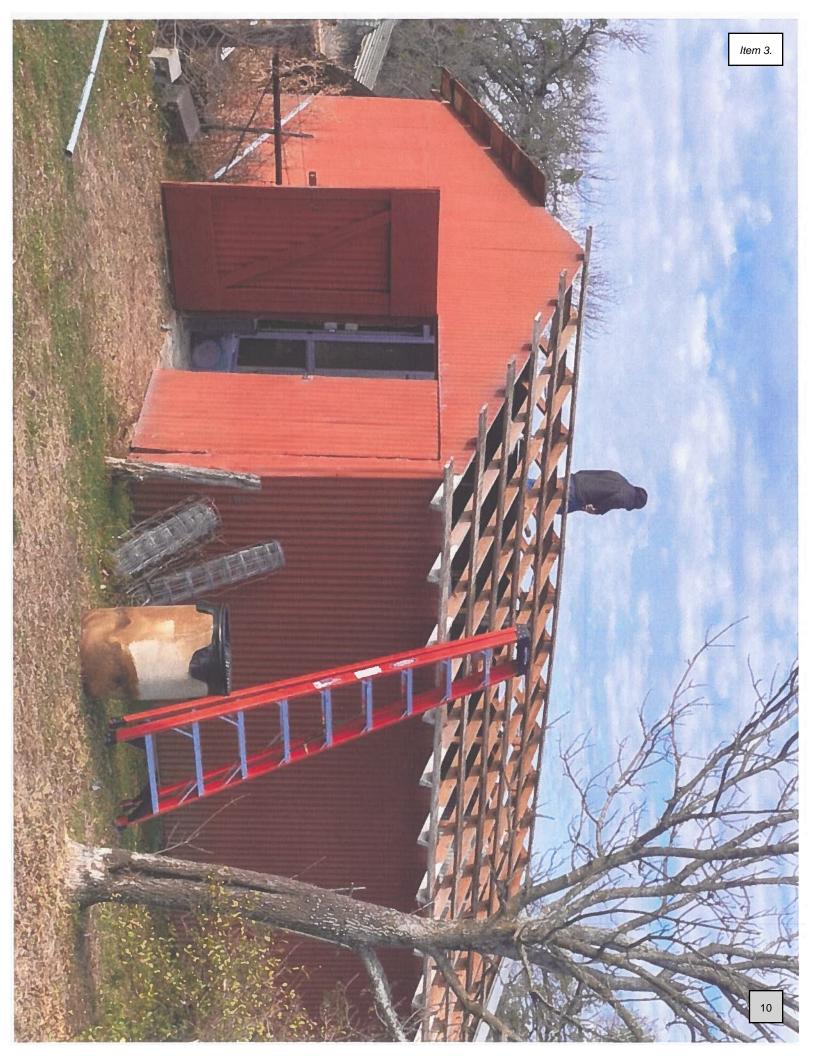
Fax: 254-897-7989

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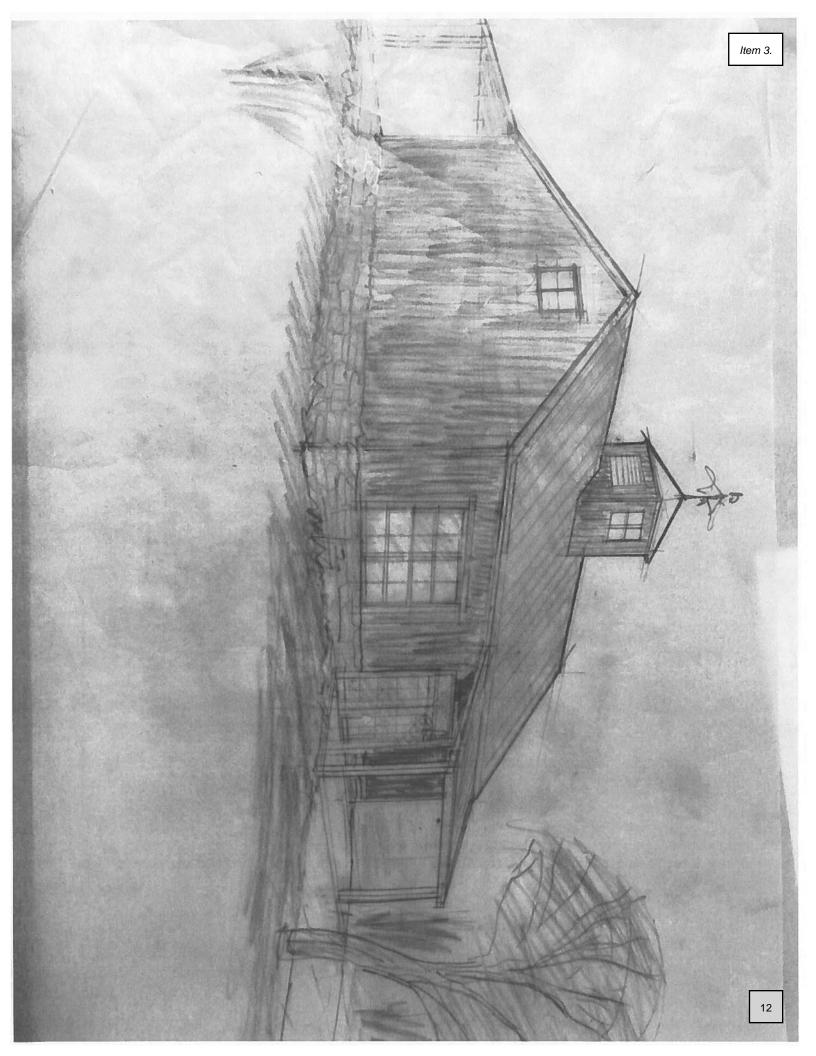
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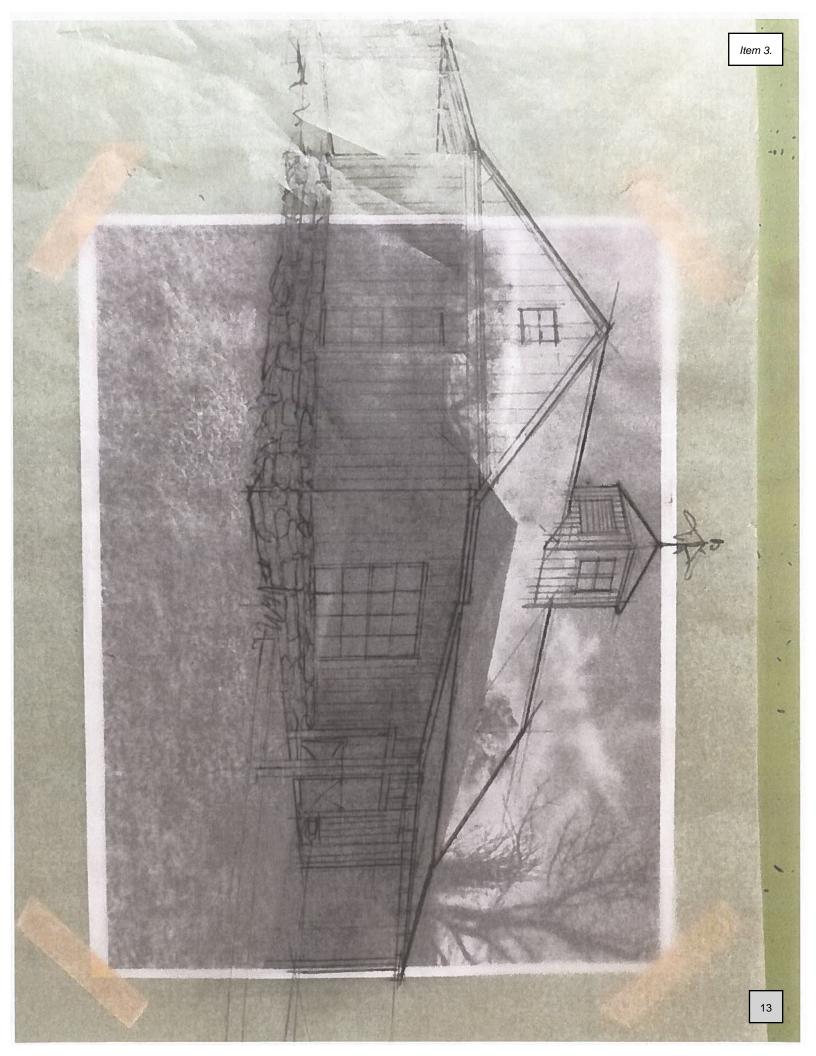
Property Owner	Applicant/Tenant/Owner's Representative
Name REX MILLER	Name
Address 404 Parry 5T - 76043	Address
404 Buyy 5T - 76043	
Phone	Phone
Email	Email
Property Address	Legal Description
SAME	OUT BUILDING
Present Use POLE BARN	Built Circa 1940'S
Proposed Use	Current Zoning
BARNDOMINUM	BI
Architect or Contractor Name PATRICK D	SMIN ET LA
BUDG ASSISTED 302 WI. THE	2D 57. #500
Address BHDR ARCH MERS 302 W. THU  Proposed Work Design Description CURRENT Pa	TI OH 400 CPhone 513-2711634
Proposed Work/Design Description CURIZER	WILL IN CLUBUE COLDIER HIS FROM THE
COVENAL A	FIT WITH THE AUTROH ON PROPORTY
Scale Drawings with Dimensions Attached	Photos Attached
☐ Material Sample(s) Attached	Rendering of Signage Attached
	ny knowledge, and that the said work will be done in conformance
	ne City of Glen Rose's Historic District Ordinances and Building
Codes. I understand that faisifying information may result in n	pullification of this request.
Owner's Signature	Applicant's Signature
Denied Approved Conditions	
x x	X
Preservation Board Chair Preservation B	

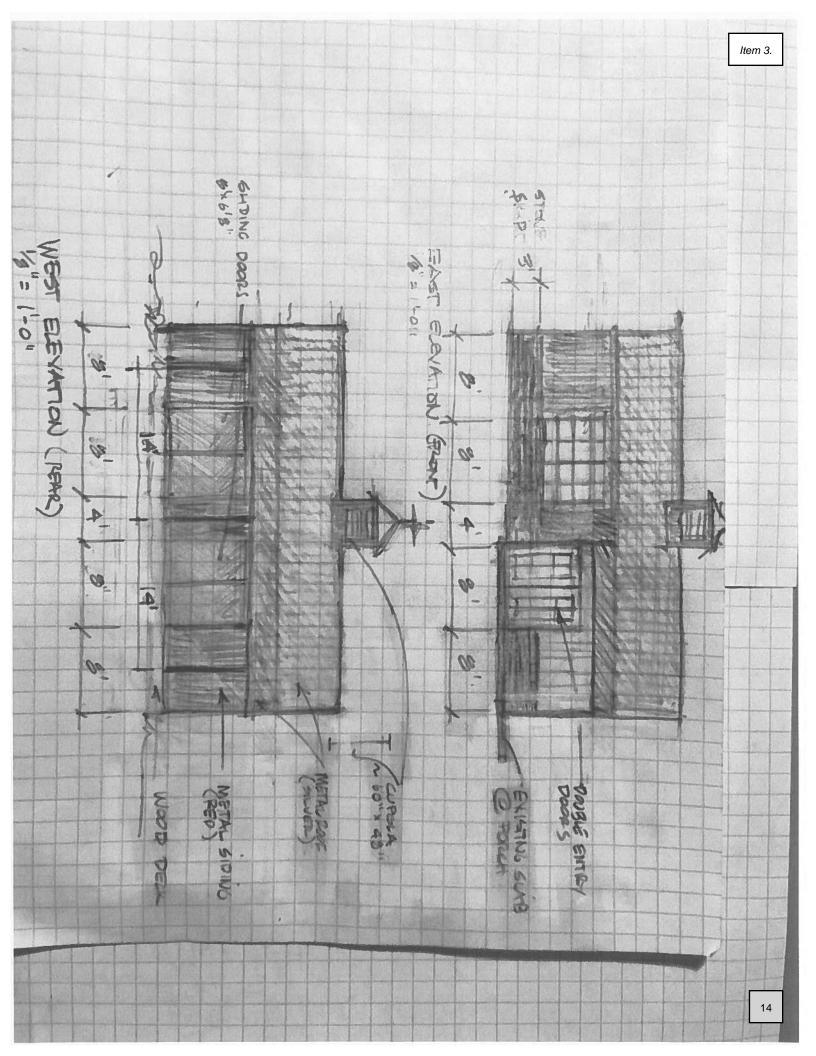
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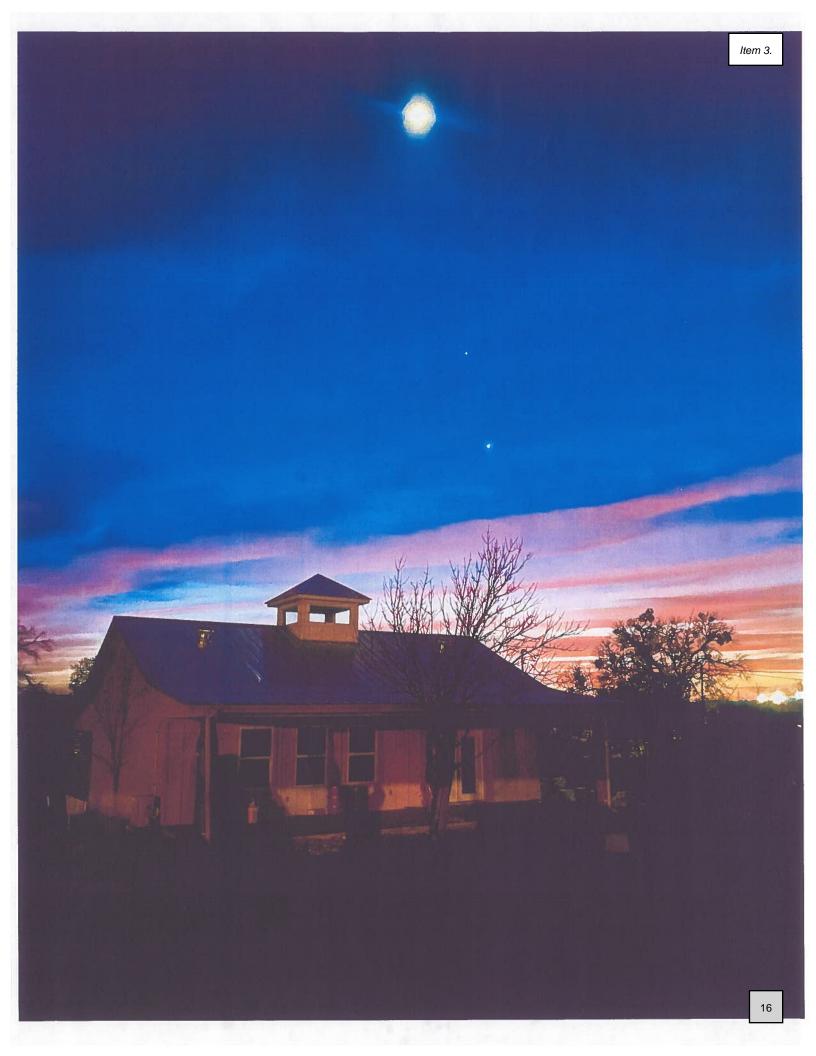














AGENDA DATE:	3/19/24				
AGENDA SUBJECT:	Consider approval of Family Trust for 802 S		propriateness	S Applicat	ion as submitted by Lane
PREPARED BY:	Building/Planning/Co Assistant Holthe	de Enforcement	DATE SUBN	/IITTED:	2/20/24
EXHIBITS:					
BUDGETARY IMP	ACT:	Required Expen	diture:		\$00.00
		Amount Budget	ed:		\$00.00
		Appropriation R	equired:		\$00.00
CITY ADMINISTRA	ATOR APPROVAL:				
SUMMARY:					
RECOMMENDED	ACTION:				
Move to approve	or deny as presented.				

Code Enforcement Office

254-897-9373

Fax: 254-897-7989

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Property Owner	Applicant/Tenant/Owner's Representative
Name Lane Family Shust	Name Sami
Address 3/3/ Maple Que #bF	Address
Phone Sallas, Huas	Phone
Email	- Email
BORSW Barnard Street, B.R.	Legal Description
	Built Circa
Present Use Scattique / Line Proposed Use Same	Current Zoning
Darric	
Architect or Contractor Name NA	
Address	Phone 7 Gallery Grey 2006
Proposed Work/Design Description Store wen	down and saint wood exactly
	same Windows were Loaking.
☐ 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 n	ny knowledge, and that the said work will be done in conformance
with all submissions herein set forth and in compliance with the	he City of Glen Rose's Historic District Ordinances and Building
Codes. I understand that falsifying information may result in r	nullification of this request.
Owner's Signature Decetting Lean Lane	Applicant's Signature <u>Society Gern Lane</u>
☐ Denied ☐ Approved Conditions	
x x	X
Preservation Board Chair Preservation E	Board Officer City Building Official

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AGENDA DATE:	03/19/2024					
AGENDA SUBJECT:		olication as submit		_	arding a Certificate of on behalf of TGR Holding	
PREPARED BY:	Building/Planning/Co Assistant Holthe	ng/Planning/Code Enforcement DATE SUBMITTED: 02/6/2024				
EXHIBITS:						
BUDGETARY IMP	ACT:	Required Expen	diture:		\$00.00	
		Amount Budget	ed:		\$00.00	
		Appropriation R	equired:		\$00.00	
CITY ADMINISTR	ATOR APPROVAL:					
SUMMARY:						
RECOMMENDED  Move to approve	<b>ACTION:</b> or deny as presented.					

Staff	Use	Only
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	JUDIC	036	OIN
Date Received:			

Item 5.

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CITY OF GLEN ROSE

**Code Enforcement Office** 

254-897-9373

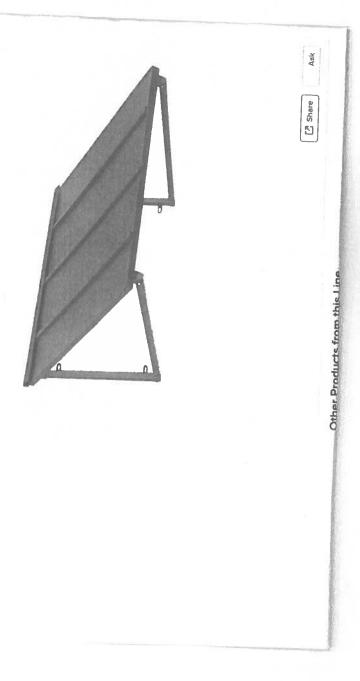
Fax: 254-897-7989

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Property Owner	Applicant/Tenant/Owner's Representative
Name TGR Holding UC	Name Ricardo Villa
S	Address P.D. Bex 7300 GlenRose TV
Phone	Phone 254-396-2264
Email	Email rick villa @ Tgrhealthear
Property Address 102 Barmard st. Cheyl	Legal Description
Present Use  Karate Instruction	Built Circa
Proposed Use	Commental
Architect or Contractor Name Dusty Boma	
Address	Phone 817-689-9854
Proposed Work/Design Description Replace	moterial on awning from
Scale Drawings with Dimensions Attached	Photos Attached
Material Sample(s) Attached	Rendering of Signage Attached
I hereby certify that this information is correct to the best of with all submissions herein set forth and in compliance wit Codes. I understand that falsifying information may result	of my knowledge, and that the said work will be done in conformance h the City of Glen Rose's Historic District Ordinances and Building in nullification of this request.
Owner's Signature 1	Applicant's Signature
☐ Denied ☐ Approved Conditions	
x x	
Preservation Board Chair Preservation	on Board Officer City Building Official
THE ICANOT A DUBLINAS DEDAME AUTHODIZING	ANY CONCEDUCTION OF PERSONNING CONTACT THE CODE

> 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.





THRIFTY | PRIME ULTRA R-LOC™



Desert

PRIME

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Gray THRIFTY | PRIME

**Polar** THRIFTY | PRIME | ULTRA

Brilliant PRIME



Hunter THRIFTY | PRIME



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## Commercial Color Selection Tool

M-Loc™ R-LOCTM



Colony PRIME















\*Contact your sales person for accurate pricing. † Color variation between orders is normal and not

cause for rejection. 4 Weathering and appearance variation, including color, sheen, and spangle, is common in non-painted materials and is not a cause for rejection. For consistent appearance, choose a paint-finished product. Colors on this chart are close representations of actual metal color, limited by printing and viewing conditions. Color matching is optimized for outdoor viewing.

E CHRT\_COM4L\_200101



#### SHERWIN-WILLIAMS. Coil Coatings

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Check our website to verify which colors meet ENERGY STAR® requirements for steep slope roofs.



**Light Stone** 

THRIFTY | PRIME | ULTRA



Clear acrylic coating Galvalume®#

PRIME | ULTRA



**Brown** THRIFTY | PRIME



22



AGENDA DATE:	03/19/2024				
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Scott Burgess on behalf of TGR Healthcare-Rick Villa for 114 NE Barnard St				
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe  DATE SUBMITTED: 03/1/2024			03/1/2024	
EXHIBITS:					
BUDGETARY IMP	ACT:	Required Expen	diture:		\$00.00
		Amount Budget	ed:		\$00.00
		Appropriation R	equired:		\$00.00
CITY ADMINISTR	TY ADMINISTRATOR APPROVAL:				
SUMMARY:					
RECOMMENDED					
Move to approve	or deny as presented.				

Code Enforcement Office

JEA 897 9471 748 74 754 837 7485

### CERTIFICATE OF APPROPRIATENESS APPLICATION

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Property Owner	Applicant/Tenant/Owner's Representative
Name TGR Heartheare - Rick Villa	Name Scott Burgoss
Address	Address
Phone	Phone
Emai'	Email Co.7
Property Address 114 NE Barnard ST Glen Rose TX 76043	Legal Description
Present Use VACAnt	Built Circa
Proposed Use Retail	Current Zoning 83
Address 1085 CR 414, Glenice T	15 tom Homes And General Centracting (CC 16043 Phone 817 980666
Proposed Work/Design Description Repla	ce Front door
/	
☐ Scale Drawings with Dimensions Attached	Photos Attached Current Historic
☐ Material Sample(s) Attached	Rendering of Signage Attached
STATE OF THE STATE	my knowledge, and that the said work will be done in conform ance
	the City of Glen Rose's Historic District Ordinances and Building
Codes. Lunderstand that falsifying information may result in	nullification of this request
Owner's Signature Runk Thomas	Applicant's Signature Aut Busse
☐ Denied ☐ Approved Conditions	
xx	X
Preservation Board Chair Preservation	Board Officer City Building Official
THIS IS NOT A BUILDING PERMIT AUTHORIZING A	NY 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.

### **PATES HARDWARE INC**

Address: 1307 S MORGAN ST

**GRANBURYTX 76048** 





Page 1 of 1

Quote Number: 411

82-5/16" (R.O.)

4-9/16"

Date: 2/29/2024

-81-13/16" (O.M.)-Exterior

Sales Person: BELINDA

Custom	er Information	
Name:		
Address:		
Phone 1:		
Phone 2:		
Fax:		
Contact:		Shown in
Job Name:	BURGESS-DOWNTOWN BUSINESS	
Specifi	cations	74-11/16" (R.O.)
,	5/16" x 81-13/16"; R.O. = 74-11/16" x 82-5/16"	Exterior 73-15/16" (O.M.)

Image is viewed from Exterior!

Lead Time: Stock (Call to verify)

Item Description	Qty
6' 0" x 6' 8" - 1-3/4" 7501 36x80 Knotty Alder Low-e 3/4-1Lite 1 Pnl 1-7/16" DHRP Ovolo UB French and Sas Knotty Alder UltraBlock Ovolo Sticking Wood Double Door w/Wood w/Colonial Bronze Flush Bolts Astragal w/l E Glass (w/7/8" Wide SDL - 2Wx2H Pattern) - Right Hand Inswing **IMAGE COULD VARY FROM ACTUAL PRODUCT: NOT SET TO SCALE!	h 1 Low
2-3/8" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/Recessed Latch Preps	1
Set of Ball Bearing - Black Nickel Hinges	1
Primed Dura-Frame - 4-9/16" Jamb w/No Exterior Trim w/(1)Black Nickel Adjustable Mullion Strike Plate (for Lockset only)	1
Bronze Compression Weatherstrip	1
5-3/4" Composite Adjustable - Bronze w/Dark Cap Sill	1
Item Total	\$2,900.07

**Order Sub Total:** \$2,900.07

> Tax: \$239.26

**Order Total:** \$3,139.33

Version #: 1.35-O

Version Date: 12/11/2023





AGENDA DATE:	03/19/2024				
AGENDA SUBJECT:	-		ossible acti ted by Samm		arding a Certificate of for 108 SW Barnard St
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe  DATE SUBMITTED: 02/20/2024			02/20/2024	
EXHIBITS:					
BUDGETARY IMP	ACT:	Required Expen	diture:		\$00.00
		Amount Budget	ed:		\$00.00
		Appropriation R	equired:		\$00.00
CITY ADMINISTR	ATOR APPROVAL:				
SUMMARY:					
RECOMMENDED	ACTION:				
Move to approve	or deny as presented.				

Code Enforcement Office

254-897-9373

Fax: 254-897-7989

### CERTIFICATE OF APPROPRIATENESS APPLICATION

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Property Owner	Applicant/Tenant/Owner's Representative
Name Brenda Ransom	Name Sammy Moore
Address	Address
Phone Ruini 7700	Phone
Email	Email
Property Address 108 Barnard St. Glen Rose, TX 76043	Legal Description
Present Use Cowbay memorbilia	Built Circa
Proposed Use Cowboy memorbilia	Current Zoning
Architect or Contractor Name	
Address	Phone
Proposed Work/Design Description	
Scale Drawings with Dimensions Attached	Photos Attached Current Historic
☐ Material Sample(s) Attached	Rendering of Signage Attached
	y knowledge, and that the said work will be done in conformance
with all submissions herein set forth and in compliance with th	e City of Glen Rose's Historic District Ordinances and Building
Codes. I understand that folsifying information may result in n	
Owner's Signature Aluka Kausan	applicant's Signature 3 any Morn
Denied Approved Conditions	
x x	X
Preservation Board Chair Preservation B	

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