

PRESERVATION COMMISSION MEETING

Tuesday, March 18, 2025 at 5:30 PM

Glen Rose City Hall, Council

Chambers, 201 NE Vernon, Glen

Rose, TX 76043



AGENDA

Live stream of this meeting is available on the City's Facebook and YouTube pages.

CALL TO ORDER

Pledge of Allegiance, Roll Call

CONSENT AGENDA

1. Consider approval of minutes from February 25, 2025 Historic Preservation Commission Meeting
2. Consider approval of Certificate of Appropriateness Application as submitted by Brenda Ransom for 104 SW Barnard
3. Consider approval of Certificate of Appropriateness Application as submitted by Jackie Cates for 104 Pecan St
4. Consider approval of Certificate of Appropriateness Application as submitted by Stephen P. Boyd for 300/308 NE Barnard St
5. Consider approval of Certificate of Appropriateness Application as submitted by Ann Carver for 307 SW Barnard St
6. Consider approval of Certificate of Appropriateness Application as submitted by Gabriel Campos for 101 SW Barnard St
7. Consider approval of Certificate of Appropriateness Application Extension as submitted by Kristine Trawick for 101 E Elm St
8. Consider acceptance of JC Stone's resignation from the commission

INDIVIDUAL ITEMS FOR CONSIDERATION

9. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Shanna Davis for 103 NE Vernon St
10. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by City of Glen Rose for 300/308 NE Barnard St

WORKSHOP

11. City Property Tax Credit Program

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: **Friday, March 14, 2025, on or before 5:00 PM** 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:	3/18/25		
AGENDA SUBJECT:	Consider approval of minutes from February 25, 2025 Historic Preservation Commission Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	3/13/25
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.			

Historic Preservation Commission Meeting Minutes

City of Glen Rose, Texas

February 25, 2025 – 5:30 PM

Call to Order and Pledge of Allegiance

The meeting was called to order by Melinda Patrick at 5:30 PM. Attendees stood for the Pledge of Allegiance to the United States flag.

Roll Call

Roll call confirmed a quorum. Members present: Gabriel Campos, Ann Carver, JC Stone, Melinda Patrick and Karen Braswell. Also present: Heather Bienko, Stephen Boyd and Jodi Holthe.

Consent Agenda

The commission reviewed the minutes from the January 21, 2025, HPC meeting. No changes or corrections were noted. The motion to approve was made by Karen Braswell and seconded by Ann Carver, and passed unanimously (5-0)

Individual Items for Consideration

1. Tax Credit Program Application

- Heather presented the revised tax credit program application.
- Members discussed minor copy edits and recommended clarifying the total grant request section to reflect that this is a tax credit program, not a grant.
- A discussion was held regarding matching funds, the tax credit cap, and the process of city involvement in property inspections and final approval.
- Clarification was sought regarding who would handle inspections and whether the City Administrator or City Council would provide final approval.
- Concerns were raised about the complexity of the process and its practicality for property owners, with some members questioning whether the effort was justified for the potential tax credit amount.
- It was suggested that the application process should be made as simple as possible to encourage participation.
- The role of the HPC was clarified: HPC will approve applications but not manage compliance or inspections, which will be handled by city departments.

A motion was made by Melinda Patrick to approve the tax credit program application with the following adjustments:

- Minor copy edits.
- Reference to the official tax credit program in the ordinance.
- Further discussion with the city to determine the appropriate timeline for application submission and completion deadlines.

Motion seconded by JC Stone and passed unanimously (5-0).

2. HPC Application Package (Updated COA Form)

The updated Certificate of Appropriateness (COA) form was reviewed. Changes were primarily formatting and presentation-related, with no substantial content changes.

A motion was made by Ann Carver to approve the revised COA form and seconded by Melinda Patrick and passed unanimously (5-0).

Adjournment

The meeting was adjourned at **6:00 PM**.

Chairperson Historic

Preservation Officer



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	3/18/2025		
AGENDA SUBJECT:	Consider approval of Certificate of Appropriateness Application as submitted by Brenda Ransom for 104 SW Barnard		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	2/12/2025
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.			

Staff Use Only
Date Received: 2/12/25

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>Brenda Ransom</u>	Name <u>Same</u>		
Address <u>2271 CR 2007 Glen Rose</u>	Address		
Phone <u>254-396-7788</u>	Phone		
Email <u>ctrypdlr75@yahoo.com</u>	Email		
Property Address <u>104 S.W. Barnard</u>		Legal Description	
Present Use <u>Antique Store</u>		Built Circa	
Proposed Use <u>N/A</u>		Current Zoning	

Architect or Contractor Name Roger English
 Address Cleburne, TX Phone _____
 Proposed Work/Design Description Replace window trim/repaint same 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 Brenda Ransom Applicant's Signature _____

☐ Denied ☐ Approved Conditions _____

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

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

CITY 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.



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	3/18/2025		
AGENDA SUBJECT:	Consider approval of Certificate of Appropriateness Application as submitted by Jackie Cates for 104 Pecan St		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	2/21/2025
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.			

Date Received: 4/21/25

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>Sadie Cates</u>	Name	
Address	<u>104 Pecan St</u>	Address	
Phone	<u>817 559-9186</u>	Phone	
Email	<u>beavent@yahoo.com</u>	Email	
Property Address	<u>104 Pecan St</u>	Legal Description	
Present Use	<u>YES</u>	Built Circa	
Proposed Use		Current Zoning	

Architect or Contractor Name

BL Hunt

Address

Phone

Proposed Work/Design Description

Level House
☐ 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 conform 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

Sadie Cates

Applicant's Signature

☐ Denied

☐ Approved

Conditions

X

Preservation Board Chair

X

Preservation Board Officer

X

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 ANY 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.



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	3/18/2025		
AGENDA SUBJECT:	Consider approval of Certificate of Appropriateness Application as submitted by Stephen P. Boyd for 300/308 NE Barnard St		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	2/28/2025
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.			

300 NE Barnard Street -Fence

Historic Name: Lane and Sons Motor Company

Built 1929

Original Use: Car sales, gasoline, minor repairs

Proposed Use: City offices and conference rooms

Description of work: Build cedar fence at back of property.

Staff Use Only
Date Received: 2/28/25

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>Stephen P. Boyd</u>
Address <u>308 NE Barnard</u>	Address <u>201 NE Vernon St</u>
Phone <u>254-897-2272 x 102</u>	Phone <u>254-396-0579</u>
Email <u>stephen.boyd@glenrosetexas.org</u>	Email <u>Stephen.boyd@glenrosetexas.org</u>
Property Address <u>Same</u>	Legal Description
Present Use <u>Vacant</u>	Built Circa
Proposed Use <u>New City Hall@ Lane Bldg</u>	Current Zoning <u>B1</u>

Architect or Contractor Name Cleburne Fence

Address 100 Progress St Glen Rose, TX 76043 Phone 817-645-3348

Proposed Work/Design Description Install new privacy fence

☐ 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 Stephen P Boyd Applicant's Signature Stephen Boyd

☐ 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.

Stories: 1 Basement: None ☒ Partial ☐ Full ☐ Dimensions: L 50 x W 50 = Square feet 2,500

3. Integrity

Location ☒ Design ☒ Materials ☒ Workmanship ☒ Setting ☒ Feeling ☒ Association ☒

4. Function

Historic Use: Agriculture Commerce/trade ☒ Defense Domestic Educational Government Healthcare
Industry/processing Recreation/culture Religious Social Other _____

Current Use: Agriculture Commerce/trade ☒ Defense Domestic Educational Government Healthcare
Industry/processing Recreation/culture Religious Social Vacant Other _____

5. Architectural History

Architect: _____ Builder: _____

Construction date: 1929 Actual ☒ Estimated ☐ Source: The Dallas Morning News, 30 June 1929, p. 8.

Additions/modifications, specify dates: Open filling station area at southwest end enclosed to create protected sales space.

Relocated, specify former location and reason: _____

Other associated contexts and information of interest: _____

6. Archeology Ground

Original state Disturbed ☒ Explain Disturbed from sidewalks, drives, and placement of underground utilities.

Is a State Archeological Survey Form available for this site? Yes No Not known ☒

Details: _____

7. Other Information

Is prior documentation available for this resource? Yes No ☒ Not known ☐ Type: HABS Survey Other _____

Details: _____

Accessible to the public: Yes No ☒ Not known ☐ Possible threat(s): None ☒ Damage (i.e. natural disaster) Neglect
Development Major alteration Relocation Other _____ * Note: Also see Endangered Historic Property Identification Form

8. Geographic Information

USGS quad #: 96599 Year: 1979 Map scale: 1:24,000

UTM zone: 14 Easting: 617353 Northing: 3567271

Legal description (Lot/Block): Glen Rose Townsite, part of block 11, tract 5 (150x40)

Addition: Glen Rose Townsite Year of addition: 1878

9. Significance

Applicable National Register (NR) criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
B. Associated with the lives of persons significant in our past;
☒ C. Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinction;
D. Has yielded, or is likely to yield, information important in prehistory or history;

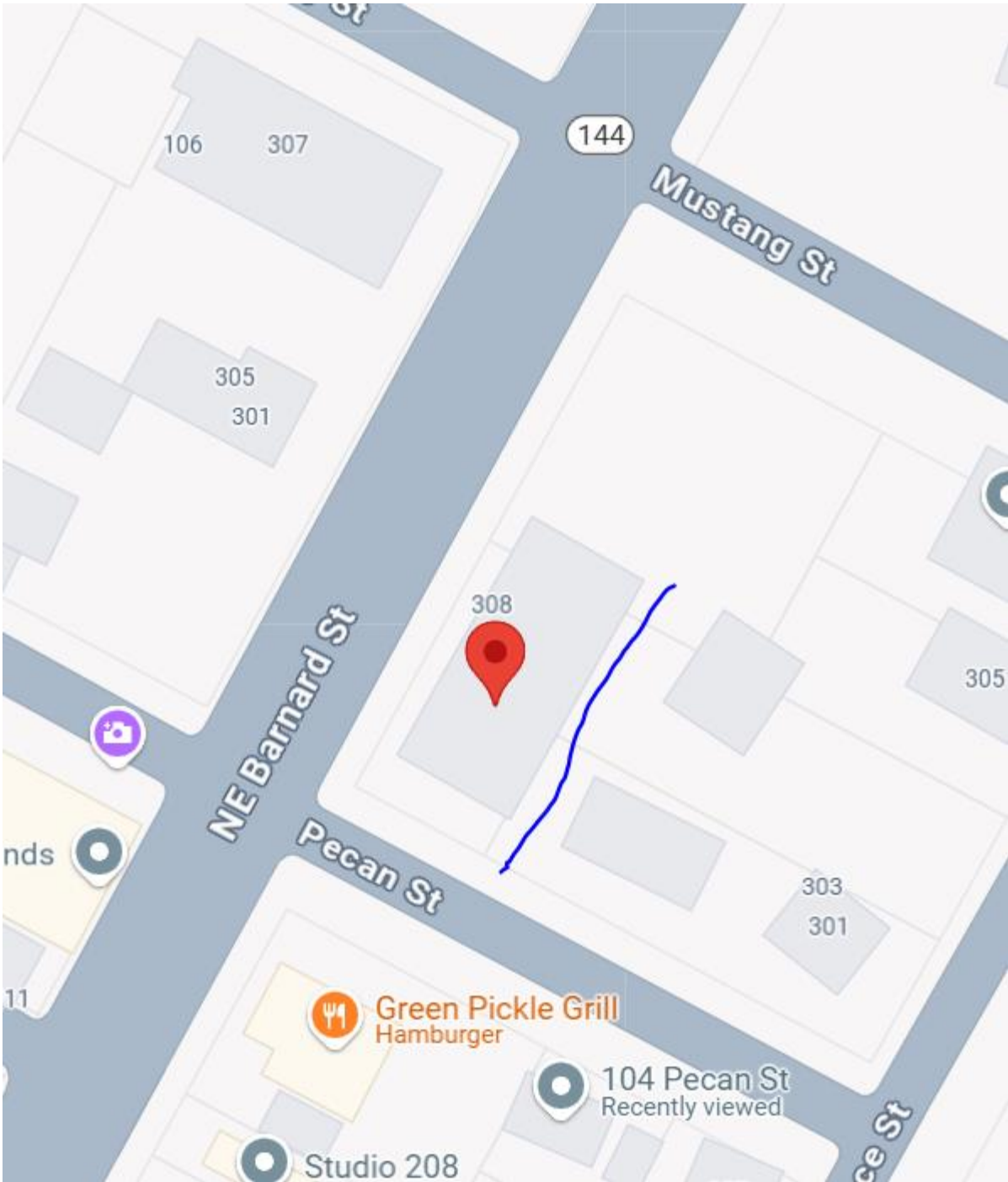
Areas of significance: Architecture; Commerce

Period(s) of significance: 1929

Level of significance: National State Local ☒

Possible NR district: Yes ☒ No ☐ Is property contributing? Yes ☒ No ☐

10. Priority (See manual for definitions.) High Medium ☒ Low





CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	3/18/2025		
AGENDA SUBJECT:	Consider approval of Certificate of Appropriateness Application as submitted by Ann Carver for 307 SW Barnard St		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	2/28/2025
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.			

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: Ann Carver, President – Somervell History Foundation
Address: 307 SW Barnards Street / P. O. Box 2537	Address: 307 SW Barnards Street/ P. O. Box 2537
Phone: 972-965-4455 or 254-897-7494	Phone: 972-965-4455 or 254-897-7494
Emai: barnardsmill@gmail.com	Emai: barnardsmill@gmail.com
Property Address: 307 SW Barnard Street	Legal Description: Acres: 1.143, Tract: G9-21, Abst: A136, A136 MILAM CO SCH LD, TRACT G9-21, ACRES 1.1428 Acres: 1.209, Tract: G9-21-1, Abst: A136, A136 MILAM CO SCH LD, TRACT G9-21-1, ACRES 1.2093
Present Use: Historic Museum and Art Gallery	Built Circa: 1860
Proposed Use: Remains the same	Current Zoning: <u>RL</u>

Architect or Contractor Name: M and W Supply dba Cleburne Fence Company Contractor Phone Number: 254-396-9777 (Paul) 817-645-3348 (main number) Contractor Address: 100 Progress Street Glen Rose, Texas 76043

Proposed Work / Design Description: Replace existing fence. Remove and haul off old fence and replace with a pipe fence. Current fence is rotting in place and falling. Has been repaired. This is considered ordinary maintenance.

Attachments:		
Scale Drawings with Dimensions	Material Samples	Rendering of Signage
Historic Photos	Current Photos: see attached	Proposed Photos: see 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: Ann Carver, President

Applicant's Signature: Ann Carver, President

Approved Denied Conditions: _____

Preservation Commission Chair

Preservation Commission Officer

City Building Official

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	
Historic Preservation Officer review/approval (unless waived by city)	
Complete Certificate of Appropriateness Application	
Detailed description of all proposed activities	
Photographs of the property and areas of alteration provided	
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	
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	







Item 5.



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	3/18/2025		
AGENDA SUBJECT:	Consider approval of Certificate of Appropriateness Application as submitted by Gabriel Campos for 101 SW Barnard St		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	3/13/2025
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.			

Staff Use Only

Date Received: _____

CITY OF GLEN ROSE

Code Enforcement Office

254-897-9373

Fax: 254-897-7989

CERTIFICATE OF APPROPRIATENESS APPLICATION

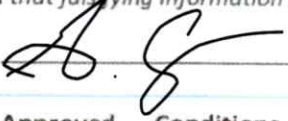
- Completed package must be received at least three weeks prior to the next scheduled Board meeting in order to be placed on the agenda for review and vote. Attach additional description pages to give full details, if needed.

Property Owner		Applicant/Tenant/Owner's Representative	
Name	C6 GRTX Corp.	Name	Gabriel Campos
Address	P.O. Box 2243	Address	
Phone	254-396-2875	Phone	
Email	gabecampos@gmail.com	Email	
Property Address		Legal Description	
101 SW Barnard St			
Present Use		Built Circa	
Glen Rose Screen Printing		1878	
Proposed Use		Current Zoning	
		B3	

Architect or Contractor Name Gabriel CamposAddress 101 SW Barnard St Phone 254-396-2875Proposed Work/Design Description Replace Front and side windows with like sized glass -5/8
OA Clear/Insulated/ Tempered Glass. see note 1.

☐ 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 ☐ Denied ☐ Approved Conditions _____

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

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Note 1: The currently installed glass is broken and tinted. We are replacing with clear tempered glass.

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.

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Deliver to:

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

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



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	3/18/2025		
AGENDA SUBJECT:	Consider approval of Certificate of Appropriateness Application Extension as submitted by Kristine Trawick for 101 E Elm St		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	3/13/2025
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.			

Application for Certificate of Appropriateness Extension

GLEN ROSE HISTORIC PRESERVATION COMMISSION

PROPERTY OWNER: Kristine Trawick
 TELEPHONE NUMBER: 817-776-2105
 EMAIL ADDRESS: kristinetrawick@yahoo.com
 MAILING ADDRESS: 401 Cleveland Rd, Granbury TX
 PROPERTY ADDRESS: 101 E. Elm St, Glen Rose
 DATE OF ORIGINAL APPROVAL: 10/15/24
 REASON FOR EXTENSION REQUEST: Still have to do floors
hang lights, pour concrete for walkway
 WORK COMPLETED TO DATE: insulation, windows, walls, paint
 WORK REMAINING: entrance walkway, lighting, finish plumbing, floors
framed entry, signage, fence paint
 ON-SITE CONTACT Name: Bob Snelus

Applicant Signature: Kristine Trawick

Approved ☒ Denied ☐

Heather Buehler

Historic Preservation Officer

- ❖ If approved this extension allows for work to be completed in the next 90 days. If work related to the original Certificate of Appropriateness (COA) is not completed within this frame, a new COA for the remaining work will need to be submitted and approved.



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	3/18/25		
AGENDA SUBJECT:	Consider acceptance of JC Stone's resignation from the commission		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	2/26/25
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.			



JC Stone <jc@jcstone.net>

Reply Reply all Forward ...

To: Melinda Patrick <mapatrick5@aol.com>

Wed 2/26/2025 8:01 AM

Cc: ann carver <anncarver50@gmail.com>; scott innontheriver.com <scott@innontheriver.com>; Karen <kapow55@gmail.com>; ember mccune <embermccune@yahoo.com>; **+6 others**

Good Morning Chair Women,

After careful consideration, I have decided to resign from the Historical Preservation Board effective immediately. For the time that I was on the board, I learned a lot from you folks. Thank you for the opportunity.

...

JC Stone
Realtor / Investor
Parsons Properties & Investments
1-928-412-5996
jc@jcstone.net



[About JC Stone](#)



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	3/18/2025		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Shanna Davis for 103 NE Vernon St		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	3/03/2025
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.			

Staff Use Only
Date Received: 3/3/25

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>Brian Thomas Panter Branch LLC</u>	Name <u>Shanna Davis</u>		
Address <u>6220 Paluxy Hwy Tolar TX 76476</u>	Address <u>1035 Huffman Dr. Glen Rose TX 76043</u>		
Phone <u>817-578-7344</u>	Phone <u>254-396-5102</u>		
Email <u>brian-thomas@tgrhealthcare.com</u>	Email <u>shanna@paluxyriverprovisions.com</u>		
Property Address <u>103 NE Vernon St Glen Rose</u>	Legal Description <u>Blk 4 lot 8 Glen Rose Townsite</u>		
Present Use <u>Retail Boutique</u>	Built Circa _____		
Proposed Use <u>same - no change</u>	Current Zoning <u>B3</u>		

Architect or Contractor Name Gabe Campos - Glen Rose Screen Printing

Address 101 SW Barnard St. Glen Rose Phone 254-396-2875

Proposed Work/Design Description Vinyl sign of Paluxy River Provisions logo to be placed on left side window of front building

☐ Scale Drawings with Dimensions Attached	☐ Photos Attached
☐ Material Sample(s) Attached	☐ Rendering of Signage Attached
☐ Current ☐ Historic	

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 Shanna Davis

☐ 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 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

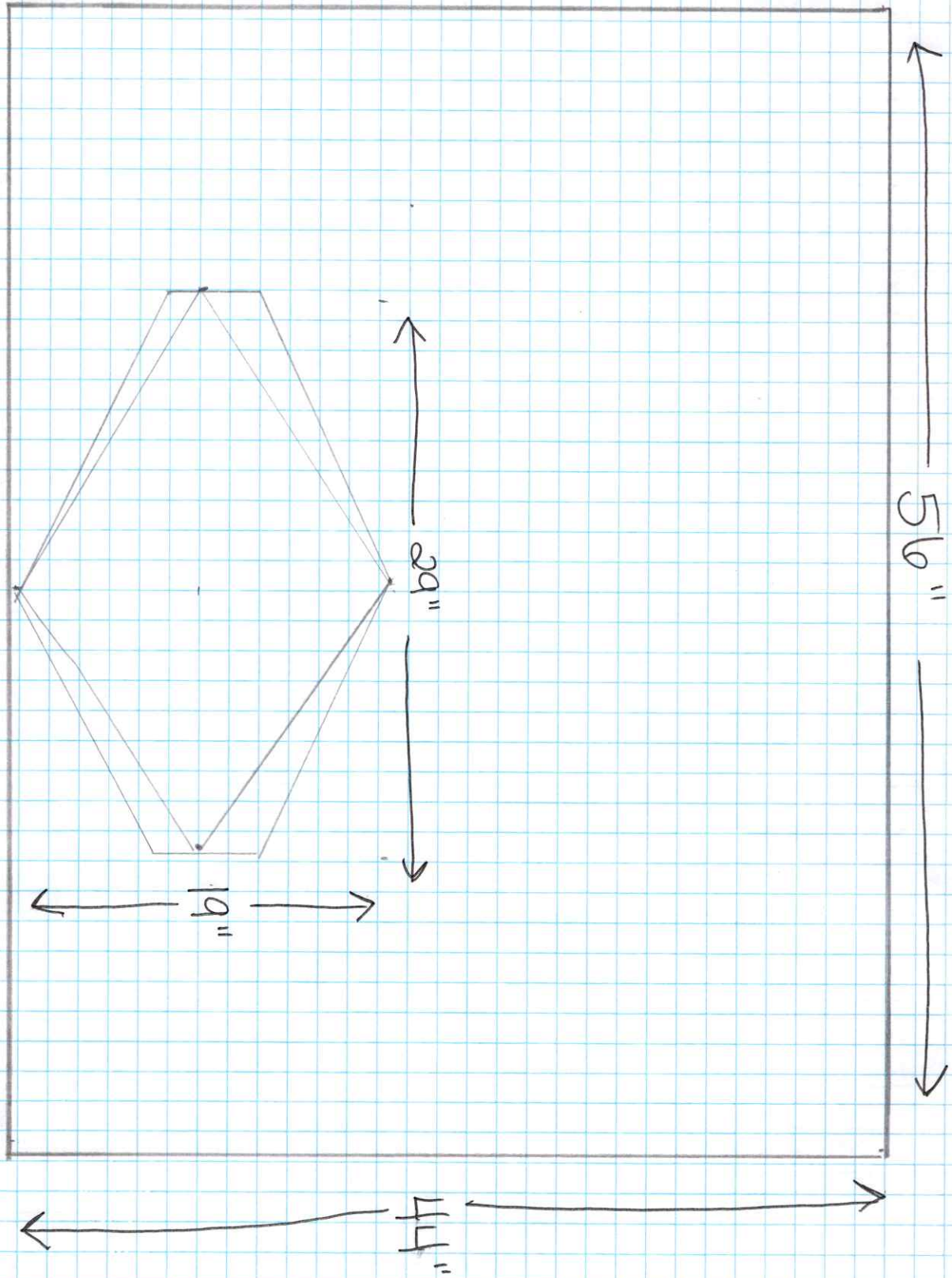
The application must be completed and meet all City of Glen Rose ordinance requirements before a request for a Certificate of Appropriateness can be scheduled for a public hearing.

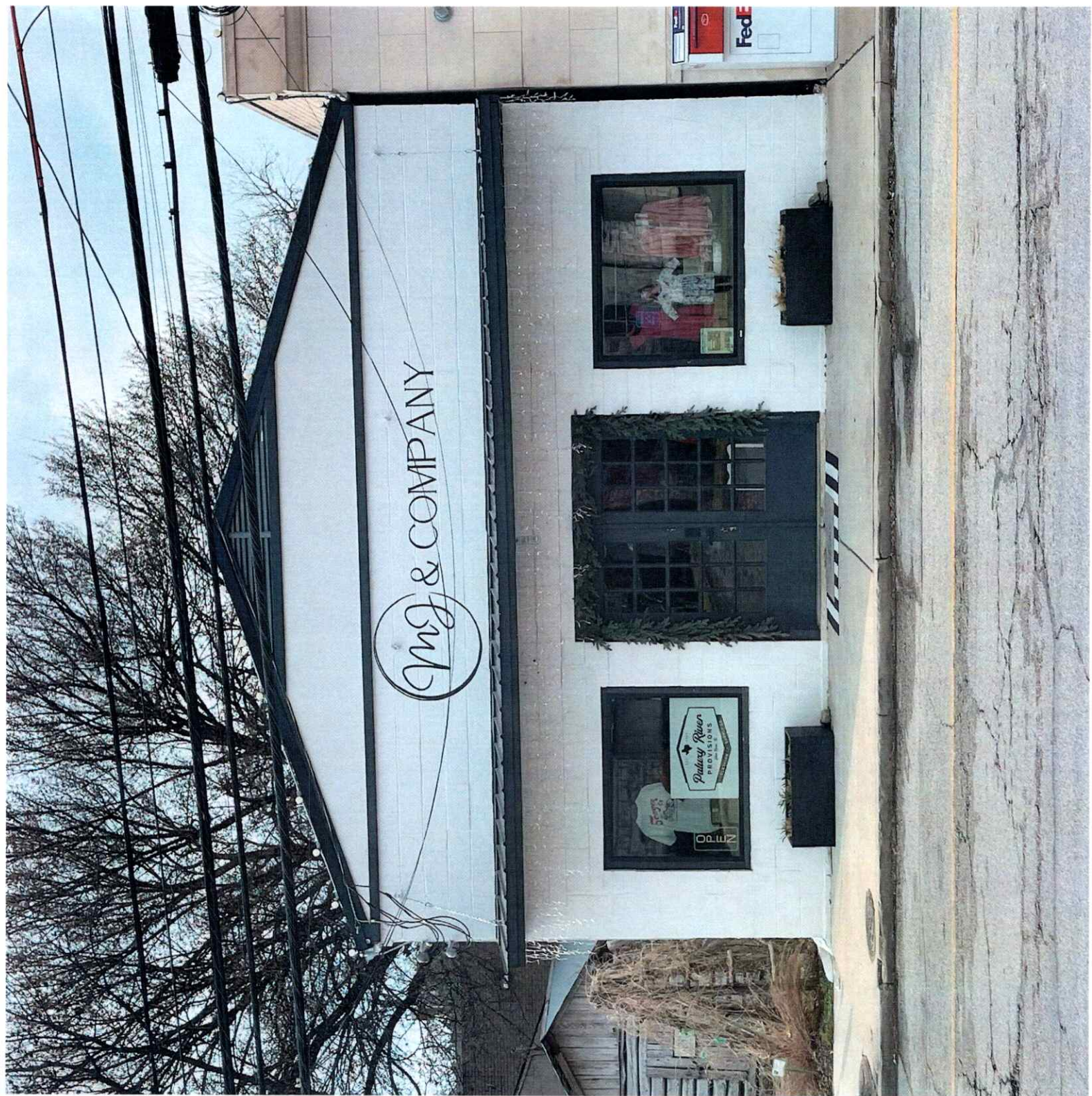
Please refer to City website or call the number above for a schedule of Historic Preservation Board meetings.



White vinyl sticker placed on
left window of store located
@ 103 N.E. Vernon St. Glen Rose TX.

Galaxy River Provisions logo
white vinyl







CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	3/18/2025		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by City of Glen Rose for 300/308 NE Barnard St		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	2/28/2025
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.			

300 NE Barnard Street

Historic Name: Lane and Sons Motor Company

Built 1929

Original Use: Car sales, gasoline, minor repairs

Proposed Use: City offices and conference rooms

Description of work: Remodel/Refresh exterior of building to include replacing windows, doors, rotted wood, new roof and lighting.

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	City of Glen Rose	Name	City of Glen Rose
Address	201 Vernon St., Glen Rose	Address	201 Vernon St., Glen Rose
Phone		Phone	
Email		Email	
Property Address 300 NE Barnard St., Glen Rose		Legal Description	
Present Use	Empty	Built Circa	1929
Proposed Use	City offices and conference space	Current Zoning	Commercial

Architect or Contractor Name Brian Gaffin
 Address 703 Spring St., Granbury Phone _____
 Proposed Work/Design Description Remodel and Repair Outside of 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 Citizens 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.

Stories: 1 Basement: None ☒ Partial ☐ Full ☐ Dimensions: L 50 x W 50 = Square feet 2,500

3. Integrity

Location ☒ Design ☒ Materials ☒ Workmanship ☒ Setting ☒ Feeling ☒ Association ☒

4. Function

Historic Use: Agriculture Commerce/trade ☒ Defense Domestic Educational Government Healthcare
Industry/processing Recreation/culture Religious Social Other _____

Current Use: Agriculture Commerce/trade ☒ Defense Domestic Educational Government Healthcare
Industry/processing Recreation/culture Religious Social Vacant Other _____

5. Architectural History

Architect: _____ Builder: _____

Construction date: 1929 Actual ☒ Estimated ☐ Source: The Dallas Morning News, 30 June 1929, p. 8.

Additions/modifications, specify dates: Open filling station area at southwest end enclosed to create protected sales space.

Relocated, specify former location and reason: _____

Other associated contexts and information of interest: _____

6. Archeology Ground

Original state Disturbed ☒ Explain Disturbed from sidewalks, drives, and placement of underground utilities.

Is a State Archeological Survey Form available for this site? Yes ☐ No ☐ Not known ☒

Details: _____

7. Other Information

Is prior documentation available for this resource? Yes ☐ No ☒ Not known ☐ Type: HABS Survey Other _____

Details: _____

Accessible to the public: Yes ☐ No ☒ Not known ☐ Possible threat(s): None ☒ Damage (i.e. natural disaster) Neglect
Development Major alteration Relocation Other _____ * Note: Also see Endangered Historic Property Identification Form

8. Geographic Information

USGS quad #: 96599 Year: 1979 Map scale: 1:24,000

UTM zone: 14 Easting: 617353 Northing: 3567271

Legal description (Lot/Block): Glen Rose Townsite, part of block 11, tract 5 (150x40)

Addition: Glen Rose Townsite Year of addition: 1878

9. Significance

Applicable National Register (NR) criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
B. Associated with the lives of persons significant in our past;
☒ C. Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinction;
D. Has yielded, or is likely to yield, information important in prehistory or history;

Areas of significance: Architecture; Commerce

Period(s) of significance: 1929

Level of significance: National State Local ☒

Possible NR district: Yes ☒ No ☐ Is property contributing? Yes ☒ No ☐

10. Priority (See manual for definitions.) High Medium ☒ Low

