

Historic Preservation Commission Meeting
City of Glen Rose, Texas
Date: December 17, 2024
Time: 5:30 PM

Call to Order and Pledge of Allegiance

The meeting was called to order by Melinda Patrick at 5:30 PM.

Roll Call

Roll call confirmed a quorum. Members present: Scott Cole, Ember McCune, Gabriel Campos, Ann Carver, and Melinda Patrick. Also present: Heather Bienko, Stephen Boyd and Jodi Holthe.

Consent Agenda

Items 3 (Certificate of Appropriateness for 112 SW Barnard) and 7 (Lights on trees in downtown square) were pulled for corrections and separate consideration. Items 1, 2, 4, 5, and 6 were approved together. The motion to approve these items was made by Ann Carver and seconded by Scott Cole, passing with unanimous approval (5-0).

Item 3: Certificate of Appropriateness for 112 SW Barnard was pulled to address corrections in the application details. The property owner clarified the scope of work and provided additional documentation to resolve ambiguities. After review, the corrected application was approved.

Item 7: The item concerned lights on trees in the downtown square. The application was revised to correct the name of the contractor responsible for installation, changing it from the city to Hook and Ladder Lights. Additionally, the ownership of the lights was clarified to be with Somervell County. With these updates, the application was approved.

The motion to approve Items 3 and 7 after revisions was made by Ann Carver and seconded by Ember McCune, passing with unanimous approval (5-0).

Individual Items for Consideration

The Certificate of Appropriateness for 103 West Elm Street was discussed in detail. The applicant sought to address chipping paint on the building facade and proposed two solutions: removing the existing paint to restore the original limestone or repainting the facade to match the cream color already present on the lower portion of the building.

The discussion highlighted challenges in removing paint from limestone, which is labor-intensive and delicate work. Power washing and chemical removal methods were deemed unsuitable due to the fragile state of the limestone. Hand removal using a contractor experienced in this process was identified as the best approach.

The applicant expressed financial concerns, but it was noted that the city's new reimbursable program for property improvements could assist with costs. Discussion also explored potential city funding contributions as part of a partnership with the property owner. A test area for paint removal will be conducted to determine feasibility, with restoration to the original stone prioritized.

If paint removal proves impractical, repainting the facade in the same cream color as the lower portion was approved as a backup option.

A motion was made by Ember McCune and seconded by Melinda Patrick to approve the two-tiered approach: first, to attempt paint removal with city program assistance; and second, if removal fails, to repaint the facade to match the lower cream color. The motion passed unanimously (5-0).

Task Force Updates

The Property Owner Communication task force reported that a finalized packet with updated ordinances, COA guidance, and detailed property information is ready for distribution. A workshop for property owners and tenants will be hosted at Inn on the River.

The Process Improvement task force is working on website updates, including a user-friendly COA submission process. A sample COA template will be included in property packets to streamline future submissions.

The Walking Tour task force, in collaboration with Dr. Lyles from Tarleton State University, is exploring updates to the walking tour, including digital and QR code formats. The project also includes restoring QR codes on historic buildings for improved accessibility.

The Design Guidelines update remains in progress, with the goal of providing clearer guidance for property owners.

Other Updates

The Facade Improvement Program is being developed to formalize the city-led reimbursable program for property maintenance. Examples from other cities and potential grants are under review.

The Lane Building project is on hold pending specific project details needed to identify applicable grants.

A comprehensive archive of historic properties is being compiled, including ownership, tenant information, and program history, to streamline records management.

The potential new owner of Sycamore Grove plans to restore the site to its 1920s condition and seeks a state historic landmark designation. Closing is expected on December 19, 2024.

Adjournment

The meeting adjourned at 6:24pm.

Chairperson Historic

Preservation Officer