

11/13/25 Date Received (staff use only)

City of Glen Rose Development Services Dept.

(254) 897-2272 ext. 109

Deliver to completed application and requirements to Historic Preservation Commission – 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](http://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: HUGH & JOAN MCKENNEY	Name: HUGH & JOAN MCKENNEY
Address: 110 S.W. BARNARD / 204 CAMELOT	Address: GLEN ROSE, TX 76043
Phone: (713) 822-5490	Phone: (713) 822-5490
Emai: HUGH LESLIE @ HOTMAIL COM	Emai: HUGH LESLIE @ HOTMAIL COM
Property Address: 110 S.W. BARNARD ST.	Legal Description: * SEE ATTACHED
Present Use: PREVIOUSLY AIRBNB	Built Circa:
Proposed Use: RETAIL	Current Zoning:

Architect or Contractor Name: SOUTHERN SIGN SERVICE

Contractor Phone Number: (817) 894-1158

Contractor Address: 6530 HWY 377 TOWAR, TX 76476

Proposed Work / Design Description: STOREFRONT SIGNAGE (SIGN)

Attachments:

Scale Drawings with Dimensions     Material Samples     Rendering of Signage

Historic Photos     Current Photos     Proposed Photos

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: Joan McKenney    Applicant's Signature: Joan McKenney

Approved     Denied     Conditions: \_\_\_\_\_

\_\_\_\_\_  
Preservation Commission Chair

\_\_\_\_\_  
Preservation Commission Officer

\_\_\_\_\_  
City Building Official

**THIS IS NOT A BUILDING PERMIT AUTHORIZING AND CONSTRUCTION OR REMODELING. CONTACT THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE START OF ANY WORK. THIS COA BECOME NULL AND VOID IF AUTHORIZED WORK IS NOT COMMENCED WITHIN 180 DAYS.**

**FOR STAFF / HPC MEMBERS USE ONLY**

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	Yes
Historic Preservation Officer review/approval (unless waived by city)	Yes
Complete Certificate of Appropriateness Application	Yes
Detailed description of all proposed activities	Yes
Photographs of the property and areas of alteration provided	Yes
Scaled drawing illustrating all proposed activities, including: <ul style="list-style-type: none"> <li>• Building elevations showing the proposed change</li> <li>• Exterior building material(s) description</li> <li>• Material samples</li> <li>• Site plan</li> <li>• Architectural drawings</li> <li>• List of proposed colors and color numbers, chosen from the HPC approved colors</li> </ul>	Yes
Authorization to represent the property owner, if the applicant is not the owner	NA
Applications for signs must include a City Sign Permit Application and diagram of the sign with dimensions	TBD



Job Name: Mckenney's Gifts and Art  
 Elevation: BUILDING OPTION 3  
 Location Address:  
 White Vinyl on Black ACM  
 New trim painted black

Date: 11/10/2025  
 Rev: 3  
 Sales: Adam

Page 2 of 3



**FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK. INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION**  
 All Plans provided via email are for checking correct only. THEY ARE NOT MEANT FOR COLOR OR PRINT QUALITY. Please review projects carefully as Southern Sign Services is not responsible for errors since all have been approved. The sign to check. Layout, Spelling, Capitalization, Punctuation, Pluses (+), & verification of sizes before approving. Once you have reviewed your art piece, please sign & send back. SEE TO DIFFERENCES IN INDIVIDUAL MONITORS & PRINTERS. ELECTRONIC PROOF COLORS MAY VARY FROM THE FINAL OUTPUT COLORS. Rendering may vary from actual sign due to superimposing the drawing onto a photo.

**ELECTRICAL NOTES**

Sign Company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician. Each sign must have:  
 1. A minimum of one dedicated 120V/20A circuit. 2. Junction box installed within 6 feet of the sign. 3. Three wires: Live, Ground, Neutral

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Approved by Southern Sign Services, Signature must be e-mailed approval@ssss.com or a printed form of approval.

**NOTE: THIS DRAWING IS THE PROPERTY OF SOUTHERN SIGN SERVICES AND ALL RIGHTS TO IT'S REPRODUCTION AND DISPLAY ARE RESERVED BY SOUTHERN SIGN SERVICES.**  
 LSP120107 TRKWS-PT0102 - Requested by the Dept of Licensing and Regulation - PO Box 121157 / Austin, TX 78711 - 800-853-5052 / 512-463-8508

From: Joan Coleman jpcoleman4@icloud.com  
 Subject:   
 Date: November 13, 2025 at 8:28 AM  
 To: joan coleman jpcoleman4@aol.com



**B&S Southern Sign & Crane Services, LLC**  
 6530 W Hwy 377, Ste 112  
 Tolar, Texas 76476

(817) 573-1888

Office@southernsignservice.com

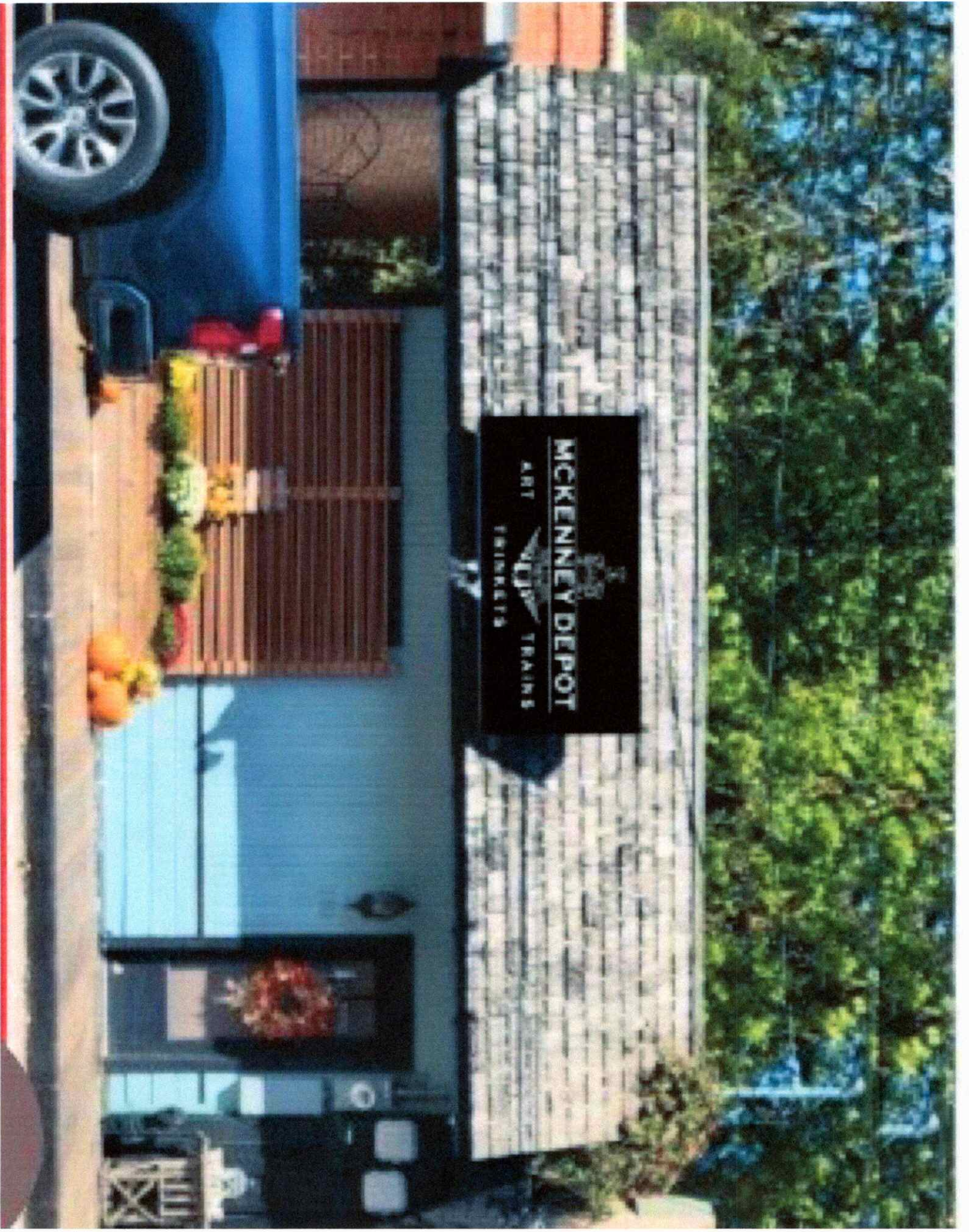
**Location / Address info:**

McKenney Gifts and Art  
 Joan Coleman  
 110 SW Barnard St  
 Glen Rose, TX 76043

**Estima**

<b>Date:</b>	11/4/
<b>TERMS:</b>	
Customer:	
Phone #:	
Email:	
Referral by:	
REP:	

Item	Description
Face Replace...	New Face for Lighted Sign: S/F , ACM Bldg Cabinet / Front Facade
FAB - NON EI...	1.5" x 1.5" x 72.5" Retainers (Black)
FAB - NON EI...	1.5" x 1.5" x 36" Retainers (Black)
Install	Remove existing wood face and trim and install Face & Retainers
Procurements	Additional charges if Required by City - Billed on deposit File Permits (up to 4 - \$50/ea for additional) through the City in which the sign is to be installed, when required by code. Any additional fees required by the city, will be additional, and billed on the final invoice.(ex:engineering) *Permits Filed by Southern Sign Services (referred to as SSS here on out), are to be Installed by SSS only. Installs performed by someone other than SSS, VOIDS all Permits & Warranties.
Permits	Fees & Inspections (TBD) - May be billed Separately or on Final Invoice Inspections are scheduled upon approval when required, additional fees may apply for cancelled or expired permits....



MCKENNEY DEPOT  
ART  
JEWELRY  
TRAINS

SCALE 1" = 10'



TRI SURVEYING  
COUNTIES  
4/b/a TRICO DELTA JOINT VENTURE  
118 LOCUST STREET, ARLING TX 76010  
OFFICES: 817-444-6206 FAX: 817-444-4387  
TRIK KASABER, R.S.S.C.T. 0194947  
JOEY ZBORON, R.S.S.C.T. 0191835

Cedar Street  
BRICK COMMERCIAL BUILDING  
Remainder of Lot 10  
Jolyn Properties, Inc.  
V.60, P.504, R.R.S.C.T.

Note:  
According to the Flood Insurance Rate Map for Somervell County, Texas, and incorporated Ares, Community Panel Number 4825C 0135 D, Dated September 21, 2023, this tract is in Zone X2, an area within the 1% annual chance flood with base flood elevations determined (822.18').

110 Southwest Barnard Street  
(ASPHALT PAVEMENT - 80' RIGHT OF WAY)



The sketch countyly monuments on the ground survey performed under my direction and supervision, and shows all property corners, and visible improvements; encroachments, and easements that have been performed effectively. The survey has been performed in accordance with the rules as indicated by the Quarterly File Number, as stated on this drawing, and is not to be used for any other transaction.

09-18-2025

LEGEND

- METER POLE
- UTILITY POLE
- DOWN SLOPE
- OPEN ROAD UTILITY
- ASPHALT
- CONCRETE
- FENCE

Know what's below.  
Call before you dig.

**Legal Description:**  
Description for a tract of land being a portion of Lot 10, Block 2, ORIGINAL TOWN OF GLEN ROSE, Somervell County, Texas, recorded in Volume 71, Deed Records, Somervell County, Texas, and being the same tract of land described in a deed to RGH Properties, Inc., recorded in Volume 79, Page 236, Deed Records, Somervell County, Texas, being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" capped T.C.S. RPLS 4277 rebar rod set under a slucco adjacent building for the easterly corner of Lot 10, same being the southerly corner of Lot 9, same being in the northwest line of Southwest Barnard Street, an existing 80 feet wide right of way from which a building corner bears S28°32'57"E, 1.29 feet from which a 5/8" rod set with disc stamped TRI COUNTIES RPLS 4277 for witness bears S81°09'39"E, 5.00 feet, and from which a 2" aluminum cap stamped "VAUGHN SURVEYOR 1807" (Control Monument) on top of a concrete step for the northeast corner of Block 2 bears N28°50'21"E, 150.00 feet;

THENCE S28°50'21"W, 25.00 feet along the north line of Southwest Barnard Street to a 1/2" capped T.C.S. RPLS 4277 rebar rod set under a wood deck for the southerly corner of the RGH Tract, same being the easterly corner of a tract of land described in a deed to Jolyn Properties, Inc., recorded in Volume 50, Page 504, Deed Records, Somervell County, Texas; from which a building corner bears S34°12'11"E, 1.45 feet, and also from which a 2" aluminum cap stamped TRI COUNTIES RPLS 4277 for witness bears S81°09'39"E, 5.00 feet;

THENCE N81°09'39"W, 50.00 feet along the common line of the RGH Tract and the Jolyn Tract to a punched mark found in the 5/8" rod set of the 2" aluminum cap stamped "VAUGHN SURVEYOR 1807" for the easterly corner of the RGH Tract, same being the southerly line of a tract of land described in a deed to Jolyn Properties, Inc., recorded in Document Number 20240231, Deed Records, Somervell County, Texas, and from which a punched mark found on a 5/8" rebar rod with a 2" aluminum cap stamped "VAUGHN SURVEYOR 1807" for the westerly corner of the Jolyn Tract bears S28°50'21"W, 25.00 feet;

THENCE N28°50'21"E, 25.00 feet through Lot 10 and being along the common line of the RGH Tract and the Jolyn Tract to a 5/8" rebar rod found in the common line of Lot 9 and Lot 10, being partly through and adjacent to the eastern corner of the brick commercial building on one of lot more or less as conveyed on the ground September 18th, 2023 by Tri Counties Surveyors, FRM# 10194647, File# 25080464.

THENCE S81°09'39"E, at 21.2 feet, passing the wall of an adjacent building, in all 50.00 feet along the common line of Lots 9 and 10, being partly through and adjacent to the Point of Beginning and containing 0.293 of an acre of land more or less as conveyed on the ground September 18th, 2023 by Tri Counties Surveyors, FRM# 10194647, File# 25080464.

Beale for directional control is alignment to the Texas State Plane Coordinate System of 1983, Texas Central Zone (4202) with a rotation to Grid North.