

**Glen Rose Historic Preservation Commission
City Hall
201 NE Vernon Street
May 21, 2024
Regular Scheduled Meeting Minutes**

Melinda Patrick, Chairperson called the meeting to order at 5:30 pm

Pledge of Allegiance – US Flag lead by Melinda Patrick

Roll Call and verification of a quorum by Melinda Patrick. This is a verbal roll call. Karen Braswell, Scott Cole, Ann Carver and Melinda Patrick are all present. A quorum is noted to be present. Jodi Holthe Administrative Assistant and Larry Allen Building and Code Officer are present.

The Historic Preservation Officer (HPO) is not present at this meeting.

A brief acknowledgment of the passing of Linda McCaffrey Commission Member.

Consent Agenda

Approval of minutes from the April 16, 2024, Preservation Commission meeting

Acknowledgment made by Melinda Patrick that everyone has received and reviewed the previous month's minutes. Motion made by Karen Braswell, second by Scott Cole. Motion passed 4-0 to accept the previous months minutes

Public Hearing

Melinda Patrick opened the public hearing at 5:35 pm regarding the appointment of new members to the commission due to terms expiring.

Melinda, reminded each speaker that they needed to state their name, address prior to speaking, also that we would not be able to ask questions or answer any during the public hearing. Each person (candidate) spoke on their own behalf at this time why they wanted to be on the Historic Preservation Commission.

Melinda asked if there were any additional comments from anyone. None noted and she then closed the public meeting at 5:41 pm.

Individual Items for Consideration

3. Discussion, consideration and possible action regarding the recommendation of Board Volunteers to the Historic Preservation Commission.

Ann Carver asked the question of What was/is your background in Historic Preservation? She stated that she was asking the 3 of the candidates since Kaen Braswell currently sit on the commission and Ember McCune has an architecture background and is currently teaching Architecture at Weatherford ISD.

J C Stone stated that he has experience in day-to-day operations of the Hotel industry which he has been for the past 16 years. He was insurance sales in California and feels that his prior retail experience and current hospital experience will be beneficial to the commission. His application reflects the same and states that he is eager to collaborate with like-minded individuals and make a meaningful impact within the community.

Gabriel Campos spoke about having a limited lease building on the historic square and aware of the importance of Historic Preservation. He also manages the property behind his rented building that in 2020 he restored the garage on that property. His application shows that he is a business owner of a screen print company, he desires to give back to the community. That he has experience in sign design color theory, and design knowledge with regards to marketing/advertising. And in 2019 he worked on the Wine Festival.

Sherry Steenson the spoke about her background as a daughter of a builder, that she is the owner and founder of DecoArte', built her own house, designs and builds houses, change with dignity, care about product and integrity of how a building looks. Her application shows that she owned a national dental healthcare consulting organization from 1971 to 2015 when she retired. That her current business DecoArte' is a design firm that specializing interior home design; office planning and design; project staging and holiday decorating. Her desire is to become involved preserving and restoring points of historical significance.

Melinda asked Ember McCune about her teaching of Architecture. Ember replied that she is certified by the State of Texas to teach Architecture I, II, III, including Historic Architecture and that she had been doing this for 10 years. She did confirm that she is the owner of the Green Pickle and that they have been restoring the building.

No additional questions were asked of Karen Braswell.

Melinda Patrick asked if there was a motion at this time. Ann Carver made the motion to recommend Karen Braswell to the City Council for another term. Scott Cole second the motion. Motion Passed 3-0 with Karen Braswell abstaining from the vote.

Melinda Patrick asked if there was another motion at this time for the second person to be recommended. Ann Carver made the motion to recommend Ember McCune to the City Council. Scott Cole second the motion and the motion passed 4-0

4. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Troy Hill on behalf of Bull Lion Winery for Signage located at 202 NE Barnard St.

Melinda opens the item up for discussion. Ann Carver asked what date these were turned into Historic Preservation Office for consideration since the application did not have a date on them. The cover sheet prepared by the HPC administrative assistant was dated 05/17/2024. That was the date they were turned in. They had not been filled out with all the information and not turned in 3 weeks prior to the meeting so they could be reviewed. It was asked could we table this item until the COA is completed and additional

information provided about the signs. Mr. Troy Hill, City Administrator stated he did not know about the time to turn them into the HPC. Melinda agreed they could not be reviewed but in the interest of partnership and working together we would listen to the request but that we would not make a decision on the signs.

Mr. Hill got up and discussed the signs would be either 3 x 5 or 3 x 6 they would either have black ground with white letters or white background with black letter. Or they could be gold letters with a black background. Not really sure as the business could decide. Mr. Hill went on to state that these would be on 10 business on the historic square that do not have signs already. And that the City was paying for them though a special fund. That JCR was doing the signs, and they would all the uniform based on the cost.

But that Love and Amen already wanted to add their “heart” on the sign. They could pay the additional cost.

We discussed how the signs would be attached to historic limestone buildings, and how liquid nails would be used. That you cannot cover up the architecture of the buildings. That Love and Amen already had brackets that the sign could be attached using those. That no new nails drilled into the mortar and any of the buildings. Larry Allen guaranteed that moving forward.

Melinda then asked about the material of the sign, metal or wood? Mr. Hill replied metal.

Melinda then called on Gabriel Campos and said he thought they were a good idea from sign design, that metal signs fade in time. He did the sign for Tracks in Time Too. It is a 4 x 8 sign and is fading after all these years. There are different materials out there that last longer and look good. PVC type material for signs. Need to shop around for sign cost.

Mr. Hill replied stating they are aware they could be cheaper other places, but they are trying to Shop Glen Rose first.

Melinda called on Sherri Steenson stating that they are remodeling a building and have 4 lease spaces. Their signs have the same frame around them, but the lettering is different.

We discussed that the sign over the winery would need to go between the upper windows and the arches as not cover the architecture of the building. The owner of 200 NE Barnard was present, and she agreed. She had not even seen the proposed signage.

Melinda called on Sheyanne Smart. Ms. Smart asked is it only for 10 business. Do the other businesses get a chance to buy into or participate in this program? What if a new business comes into a business that needs to have the sign changed?

Mr. Hill stated this is a limited funded project.

That each property would need to fill out a COA, signed by the property owner, and business owner with specifics of that building sign.

After a lengthy discussion Mr. Hill thought that we were going to give permission for two (2) of these signs. Again, Melinda advised him that we could not on the information provided. That the COA would have to be reworked even for those two (2) signs. We did, however, tell him that we would call a special meeting for the signs to be reviewed.

This item has been tabled at this time, pending the COA's being refiled.

5. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Troy Hill on behalf of Love & Amen for Signage located at 103 W Elm St.

Refer to notes above as related to this item 4. This is a continuation of the signs that the City of Glen Rose wants to assist business owners with and have placed on the Historic Downtown Square for businesses that do not have any signage. **Item has been tabled.**

6. Discussion and possible action regarding a Certificate of Appropriateness Application as submitted by Troy Hill for Signage for some businesses located on the Historic Square Downtown.

Refer to notes above as related to this item 4. This is a continuation of the signs that the City of Glen Rose wants to assist business owners with and have placed on the Historic Downtown Square for businesses that do not have any signage. This item covers numerous businesses. **Item has been tabled**

Discussions

Discussion regarding adopting Granbury's Design Guidelines

The handout items were not provided to review and discussion at this time.

Moved to either a special meeting should it be called or our next regularly scheduled meeting in June.

Discussion regarding Design Guideline workshop and potential dates

No discussion currently.

Having no further business before the board, this meeting is adjourned at 7:12 pm.

Minutes prepared by Ann Carver

Chairperson Historic

Preservation Officer