

**Glen Rose Historic Preservation Commission
City Hall
201 SW Vernon Street
July 15, 2025
Regular Scheduled Meeting Minutes**

Moderator: Ann Carver, Vice Chairperson

Recorder: Gabriel Campos, Secretary

Ann Carver, Vice Chairperson, called the meeting to order at 5:31 pm.

a. Pledge of Allegiance, US Flag

b. Roll call and verification of quorum: Attendees: Ann Carver, Karen Braswell, Sherri Steenson, Ember McCune, and Gabriel Campos all present

Absent voting members: Melinda Patrick, Chairperson

A quorum has been established, and the meeting will proceed.

Attendance via zoom non-voting: Heather Bienko, Historic Preservation Officer

In person attendance non-voting by Alison Coach, Building Code Official.

2. Consent Agenda (Chairperson):

Ann Carver reviewed the following items with commission:

- Certificate of Appropriateness Application as submitted by the Barnards Street Corp. for 706 Southwest Barnard Street, for a new roof considered ordinary maintenance.
- Certificate of Appropriateness Application as submitted by Rita Smith for 115 West Elm Street to paint the entrance doors “Rachel Pink” as it is an approved color from the Historic Pallet of Sherwin Williams
- Certificate of Appropriateness Application as submitted by Rita Smith 115 West Elm Street to put an entrance sign above one door.

Ann Carver asked if there are any revisions that need to be made. Since none were noted Ann Carver called for motion to approve the Consent Agenda. Motion was made to approve as submitted by Scott Cole, second by Sherri Steenson. Motion carried 6 -0 with no objections.

Individual items for Consideration:

Heather Bienko, HPO read the individual item.

Discussion, consideration, and possible action regarding a Certificate of Appropriateness as submitted by Gabriel Campos for demolition of 101 Southwest Barnard Street.

Mr. Campos started talking about how Mr. Troy Hill would not let it be used for office building. He had a buyer for the building who wanted to restore the building, in fact, in his words “make it a gem of downtown” his words, his intentions, but because the city administrator would not allow a “office” to be put in the building but did state it was in the ordinance. Also, the city

administrator would rather see the building sitting empty and in disrepair than be renovated or restored those were his words.

Mr. Campos: As we go through here today let's talk about standards #2 talks about the historical character of property to be retained, okay what is the historical character of that building just keep that in mind. #4 what is the historical significance of the building acquired, #5 what are the distinctive features finishing or construction techniques and or examples of craftsmanship of the building. Okay we will get to some of that. Continued with his statement (that he did not provide to the commission)

He understands that the commission is to preserve the history of our community. He understands that and does not take his request to demolish the building likely as he is on the commission. The building is linked back to the mid-1800, but much of the building is not original, the framing and the lumber are estimated to date back to the 1950's, 1960's. And both the front and back façade have been significantly altered. Approx 25% of the original structure has been changed, and unlike the surrounding building it lacks notable craftsmanship or architectural features. After an unsuccessful attempt to sell the building to someone who was interested in preserving and restoring the building and following a detailed financial review, I have concluded that restoration is not feasible for me or my business to restore the building. My intent would be to construct a new building that reflects the character of the late 1800's, Texas architecture and blends seemingly with the character of downtown. I have a preliminary sketch that I did not bring with me my apologies. I have a preliminary sketch that shows what should approximately 1900 square feet on the ground floor with retail or restaurant or whatever. The second floor would be either residential or other commercial. "So, there we go"

Ann Carver: then stated when this building was landmarked in 2008 those features were there. It was made into a city landmark in 2008. The previous owners took the city tax abatement. When we did our Historic Resource Survey in 2010 which was included in there, it was done by the Tarleton School of History Class with Dr. Baker. Well documented that Area of significance is architecture. Date back to 1880 and it has a modern wooden deck constructed directly behind the building. In 2010 it was recognized for a period of significance for 1880's, it was Areas of significance was Architecture and possible entrance in the National Register District which it went into in 2014. Which is on page 33 not your page 33 but our page 33 of the National Register of Historic District application that was sent in 2014 and was approved in 2014. It is what our HPO, Heather, has put at the top of the page here where it says one block part it is our page 18 of our packet. In that portion he put in a very detail what had been enclosed what had been changed. It has historical significance for each time period that it has since been standing. It was a drug store, luminare had their office in and Heather included some 2025. It does not meet the Standard for Demolition

Ann Carver: Now my question to you is what grants have you looked at to do any repairs on this building?

Mr. Campos: None

Ann Carver: Did you have a structural engineer look at this building?

Mr. Campos: I think it is pretty obvious, no I have not

Ann Carver: Did you know, are you aware that there are ways to save the façade and still build the interior out?

Mr. Campos: Yes

Ann Carver: Did you look at any of that

Mr. Campos: Yes

Ann Carver: Do you have that paperwork?

Mr. Campos: No, but what I do not have what I do have Ann is that the State of Texas allows for a reasonable rate return on a building, usually about 6 to 8 percent(%). Return on investment or money from leases or money going out that sorta thing. If I was to make the building, put the money into right now to make it lease ready make it something would want to lease ready where somebody as it sits right lease for \$1500-\$2000 now my cap rate is less than 5%

Heather Bienko: asks does that include the tax credit you could get at 45%

Mrs. Carver, then stated Heather if you remember Texas has a low thresh for Tax credit is only a \$5000 investment to get the tax credits.

Heather Bienko: acknowledged and said somebody could take advantage of that Tax credit and get the 45% state and federal. Have you tried to sell to someone else? I know one possible person interested but, I could imagine there are a lot of people interested

Mrs. Carver: Did you?

Mr. Campos: I have fielded some, some not offers, kind of kicking the tires kind of deal, but lot of the offers or interest while it was while under contract.

Mrs. Carver: So, have you reached out to those people again,

Mr. Campos: No, I have not

Mrs. Carver: Have you applied to the city because you said you were going to sell that it could not be used for or did you inform your interested buyer that they could come to the city council for a SUP from the city

Mr. Campos: Actually, Ann, in the schedule of use, a SUP is not permitted for this

Mrs. Carver: That's true but you could have come and asked. They do all kinds of things

Mr. Campos: I did speak to a council member actually two council members and they knew, and they have known the importance of restoring and renovating it and it seems to have fallen on deaf ears.

Heather Bienko: the city also has, different programs and we have just gone to the City Council, I guess last week to get approval for the Façade Grant Program that we are looking at and other

City incentives that I have been told about if the building is in disrepair that the city might be willing to help. There are a lot of avenues for this building to get repaired. I do not feel that all the different avenues for this building, to get repaired, people interested in buying and I just do not feel that all of them have been adequately researched at. Just say tear down the building

Scott Cole: The problem with letting that building become an office, as you probably have 4 or 5 other ones becomes offices just like that. Then it sets a precedent. So, when someone else leases it out for office when another building sells or moves out it becomes an office. We no longer have square, no one to come and shop, then we have no one come here for any reason whatsoever, then no longer have a square. No one will be here on Friday and Saturday because generally all those offices are closed.

Ann Carver: That is a City Council decision

Mr. Campos: In light of that I am proposing building something that is modern 1900 square feet of retail or restaurant on the ground floor. So, there will be more living space or retail upstairs. So, I'm trying to add to that but keep it within the

Ann Carver: You cannot go up

Scott Cole: Yea, you cannot go up

Ann Carver: what goes back in that space has to reflect what is in that section

Mr. Campos: That is not true, it is not 100% true

Ms. Carver: It has to look the same as what is already there. You have to build into (cut off, interrupted by Mr. Campos)

Mr. Campos: That is not true, I'm retelling you right now Ann that is not 100%

Ann Carver: You have to build. It says when you built into, just like the architect built in he had to build what was compatible with what was there He had a vacant lot, but he had to look at the two building on the side of it.

Just before I came this evening, which most of you I'm the grant guru I can find them when other people can't. I pulled 25 pages of grants that would be available for that, that includes grants from the State, all you have to do is look into them. The State, The Texas Preservation Trust Fund has a grant program, The Nation Trust has a program, The National Parks has a program, The Paul Brum Historic Revitalization Grant Program. I just feel like you have not done enough exploring for other financial options for that building.

Ann Carver: Did you not know when you bought the building nine (9) months ago the level of repairs, restoration work that would need to be done?

Mr. Campos: When I brought the building, I could see the sky. I have been in that building for approx. seven (7) or eight (8) years. So, I am well aware of what is wrong with that building. However, as a business owner I am entitled to make a fair, reasonable return on the building. I'm not, no way I can do that.

Heather Bienko: Then you need to try and find someone to really buy it. You had one person that could not do what they wanted to do. Now you are here. When I personally know people who have asked to potentially buy it, and it has not been followed up on.

Karen Braswell: How long was it on the market?

Mr. Campos: It was not on the market, I was approached.

Karen Brawell: Then maybe you should list it

Mr. Campos: Here is the one thing we are forgetting. I know we have Standards and thing. This is the United States of America; we are a capitalist society. I'm still entitled to make money on a structure on a business.

Heather Bienko: Then try selling it, make money on it.

Karen Braswell: Then put it on the market

Ann Carver: And here is the thing you bought that building after being a tenant for seven or eight years and knew what needed to be done too that building. When you purchased that building. You knew then that you didn't have the capital to (cut off, interrupted by Mr. Campos)

Mr. Campos: It is not that I do not have the capital, Ann

Ann Carver: Oh, I thought that is what you said earlier

Mr. Campos: I got the capital. I just do not want to put the money into an old building, when I do that, my cost is significantly higher and rate of return is significantly less.

Heather Bienko: That is what you did, you bought an old building. Historical building on the downtown square.

Karen Braswell: And a protected one

Mr. Campos: Let's talk about it. What are the Historical characteristics of the property?

Heather Bienko: It has been in Glen Rose for years.

Mr. Campos: But that building has not

Heather Bienko: Been here my entire, one of the most significant buildings on the square

Ann Carver: Since 1880,

It is well-documented that it has been here since 1880. Even though they have made changes to the building, the building at each significance is greater than the 50-year mark. Has made changes to match the standards at that time. When it went into a Landmark in 2008 it was the building we have over there. It was landmark in 2008 as it is right now.

Heather Bienko: I would say that the Coco-Cola sign is a significant part of downtown that we have all seen. For those us that have been around a long time.

Mr. Campos: I've been here a long time

Heather Bienko: It has been there

Ann Carver: Most of us in this room have been here a long time. I've been here a long time.

Heather Bienko: I think it is a significant landmark in Glen Rose

Sherri Steenson: Are you trying to stay in Glen Rose with your business? Is that what, without restoring the building as it is right now. If you sold the building, would you stay in Glen Rose? You sold the building where are you going?

Mr. Campos: I have property west of town that I have built a shop

Sherri Steenson: Okay, that answered my question. So, if you built another building, would you stay here?

Mr. Campos: No, I would not screen print in town. No ma'am I would do what is needed downtown.

Sherri Steenson: So, you would sell it anyway

Mr. Campos: No ma'am I would not sell it. I would lease the building. Just to clarify the building as it sits right now just about have 2 floors on it. It has 12 ft ceiling and additional 10 ft to the top

Mr. Campos: So okay # 5: What are distinctive features, finishes, craftsmanship? After being there for 8 years there are absolutely none. Absolutely none

Heather Bienko: I would say the coco-cola sign, the stone on the outside building

Mr. Campos: Craftmanship?

Ann Carver: That it is craftmanship to build a limestone building. And to have it stay since 1880

Mr. Campos: Well, whether it stayed or not, is a question

Heather Binko: Who knows what is under that plaster on the front and side, maybe something beautiful

Mr. Campos: No just red brick. But then again, when you look at the building compared to the other building in town. I get it. Some folks see the historic character of the building. I can tell you from being in the building there is no character.

Sherri Steenson: It is not what is inside the building

Mr. Campos: It is one rock wall exterior wall, and two brick walls on either end.

Sherri Steenson: It is about the outside not the inside

Ann Carver: Yes, that is why I asked him if he looked at the façade programs. Ways you can shore up the facade. You just put a new roof on.

Mr. Campos: Partial roof

Ann Carver: Patrial new roof. We have given you approval to put in new windows. Did you put the windows in? Have you put them in?

Mr. Campos: I've got them just haven't gotten to them.

Heather Beinko: Tax credit that you can get state and federally will assist with the inside. Work done on the inside you can get that 45% if done appropriately.

Ann Carver: You can stack those tax credits; you can stack federal and state and that is where you get the 45% and sell them off. You can bundle those up and sell them off to a broker. Then the broker can get you a lot of it. The historic commission has grant programs, I think those need to be looked at. There grants are through the National Parks Service because, it is in the National Registry of Historic Places Downtown District. It is established already

Karen Braswell: All of those would make those things attractive to a buyer. If you were to list it.

Ann Carver: Already has all those

Mr. Campos: I can tell you right now I do understand my plans for the building are this will be empty and deteriorating as the city administrator asked it to be. Or it will be demolished, and a new building will be built.

Heather Bienko: You get fined by the city if you let it sit in disrepair

Mr. Campos: I have it on record, that is what he wanted. That is what he wanted.

Heather Bienko: I feel like it is a petty battle

Mr. Campos: It is not a petty battle; it is my lively hood. It was an offer that I received significantly, and it was taken from me.

Heather Bienko: Maybe someone else would offer that, you haven't tried

Mr. Campos: No one has made me an offer

Ann Carver: You do not have it on the market

Mr. Campos: It was not on the market when I got the offer.

Heather Beinko: I know personally that some people asked, and they stopped thinking about it

Ann Carver: Without any further discussion at this point and time. Are there any other questions?

I'll make the Motion: Regarding the Certificate of Appropriateness as submitted by Garbiel Campos for 101 Southwest Barnard Street for demolition

Based upon the Secretary of Interiors Standards #2 #4 and #5 and well as it being a Historic Landmark, he has not done any other avenues done for restoration work or grants at this point in time. I move that we do not accept the Certificate of application from demolition. My motion is to not allow the demolition.

Ann Carver made the motion, Sherri Steenson second. All in favor it is a 5-0 vote.

Mr. Gabriel Campos recused himself since this was his item.

Mr. Campos: So before, what is the process for appeal. I know the process for appeal. I do want to go down that road. It is through here or the city. I have 90 days.

Ann Carver: You have 30 days.

Mr. Campos: They have 90 days

Ann Carver: It will be put on the next city council agenda after your 30 days putting it in there. It tells you in there on your Certificate of Appropriateness on the back page the process to appeal it through the city council You can always come back here and make recommendations where you have done your grants, done façade put it on the market and follow all the other items. We will send out a letter to you. We have someone who will send it. You must have that letter, as far as I know. You need to have that letter where we denied it you will need to submit it to the City Council and put it on the agenda by the City Council. You have 30 days to appeal it to the City Council. That is where we stand.

At this time, having no further business of the Historic Preservation Commission, I make the motion to adjourn. Do I have a second? Karen Braswell second. Vote taken 6-0. We are adjourning at 6:01 pm.

Melinda Patrick, Chairperson

Heather Bienko, Historic Preservation Officer