

Minutes  
Preservation Commission – City of Glen Rose, Texas  
July 19, 2022

1. Call to Order – Chair, Mario Cossi called the meeting to order at 5:31pm.
  - a. Pledge of Allegiance
  - b. Roll call and verification of quorum: Chair – Mario Cossi, Vice Chair – Ann Carver, Members – Scott Cole, Sue McDonald. Not present: Bryan Barnes. Also present: Kyle Reeves and Jodi Holthe. A quorum is present.
2. Consent Agenda:
  - a. Approval of minutes from June 21, 2022 and July 6, 2022 of the Preservation Commission meetings
  - b. Certificate of Appropriateness Application as submitted by Teri Lucas of Somervell County for 101 NE Barnard for the approval of the placement of a fiberglass dinosaur in the memory of former County Attorney Andrew W Lucas.

Consent Agenda had no further discussion. Motion was made by Ann Carver and seconded by Sue McDonald. Motion passed 4-0.

3. Public Hearings
  - a. Recommendations to recodify Article 3.16 Historic Landmark Preservation of Chapter 3: Building Regulations of the City’s Code of Ordinances as Article 14.03 of Chapter 14: Zoning of the City’s Code of Ordinances, to ratify the Ordinance as adopted on March 13, 2017, and to amend the Ordinance to (1) allow either a staff member or a volunteer to serve as the Historic Preservation Officer, (2) authorize the Historic Preservation Commission (HPC) to vote on making a recommendation to the City Council for filling vacancies when terms expire, (3) remove the 3 consecutive term limitations for commission members, and (4) to charge the HPC with oversight of the Farmer’s Market.

No public comments. Public comments were closed at 5:34pm

4. Items for Individual Discussion:
  - a. Discussion, consideration and possible action regarding Recommendations to recodify Article 3.16 Historic Landmark Preservation of Chapter 3: Building Regulations of the City’s Code of Ordinances as Article 14.03 of Chapter 14: Zoning of the City’s Code of Ordinances, to ratify the Ordinance as adopted on March 13, 2017, and to amend the Ordinance to (1) allow either a staff member or a volunteer to serve as the Historic Preservation Officer, (2) authorize the Historic Preservation Commission (HPC) to vote on making a recommendation to the City Council for filling vacancies when terms expire, (3) remove the 3 consecutive term limitations for commission members, and (4) to charge the HPC with oversight of the Farmer’s Market.

A motion was made by Ann Carver to accept the adoption of Historic Articles of Landmark changes as described above. Mario Cossio seconded the motion. Motion was approved 4-0

- b. Discussion, consideration, and possible action regarding a Certificate of Appropriateness Application as submitted by Ember McCune (The Green Pickle) for 212 NE Barnard St.
  - i. Request to paint the exterior of building in Blue Kiss 7004-11 (Bright, Crisp White). They will repair any rotted wood and using Hardy Board will be used, which is the exact match to the current hardy planks currently on the building.
  - ii. As of now all walls and trim will be Blue Kiss.
  - iii. Other changes will be made in the future, this is simply stage 1 of the work request.

Motion was made by Ann Carver to accept the repairs for the hardy plank along cedar street and painting as requested. Seconded by Mario Cossio. Motion was approved 4-0

- c. Discussion, consideration, and possible action regarding a Certificate of Appropriateness Application as submitted by Zach & Lindsey Stewart (FEAST) for 116 NE Barnard St.
  - i. Permission to use a temporary vinyl sign above the top of the awning and add permanent vinyl stickers to both windows with the name FEAST as well as store hours on the door.
  - ii. Paint the current orange doors (front & back) to same color as the current trim which is a charcoal black (exact number to be provided) and remove the divided light (currently of French door style) of the glass on the doors to make it one solid glass panel. 99% sure they can take the divided lights off door without replacing the door. If it turns out the divided light is holding the glass in the door, then they won't replace the door and will leave the grid for now. Mario did provide information on how to remove the grid and fixing the door to hold the glass in place. If for any reason, the removal of the divided lights breaks the glass, the replacement of the glass will be able to be a solid glass door. The paint color to be used will be 4009-3 Noir.

A motion to accept the updates and signage as presented was made by Mario Cossio with second made by Ann Carver. Motion was passed 4-0.

- d. Discussion, consideration, and possible action regarding a Certificate of Appropriateness Application as submitted by Michael Stephenson for 102 Walnut St. Ste A.

- i. Add the gate to back of the fencing area for Blackies. Using the gate that was previously used (without permission). They have been made aware the gate must have a building permit. They have been made aware the gate can't be locked during business hours.
    - ii.
      - Motion was made by Mario Cossio to permit the gate, second was made by Ann Carver.
      - Motion was passed 4-0
  - e. Discussion, consideration, and possible action regarding a Certificate of Appropriateness Application as submitted by Bryan Barnes for 103 Vernon.
  - f. This agenda item is not actually be an agenda item and should be removed.
5. Workshop
- a. Review the City of Glen Rose Historic District Guidelines. The discussion is that the guidelines were very complete. A suggestion was made to provide a table of contents by
    - i. Add petrified wood section in Chapter 2 for the understanding historic character.
    - ii. Ensure that the petrified wood buildings have some extra protection to ensure demolition is the absolute last resort.
    - iii. If a property is under the Historic Preservation by choice, the property cannot decide to remove themselves from historic preservation without approval from the HPC and the State.
  - b. Review of the Historical Inspection Checklist
    - i. Review the documents that Chairman Cossio presented to make a checklist that is comprehensive to ensure that any member of the commission has exact information of what to look for and how to inspect for historical purposes.
    - ii. Review the documents that Member Cole presented to make a checklist comprehensive to ensure that any member of the commission has exact information of what to look for and how to inspect for historical purposes.
    - iii. Ms. Carver explained that preservation aspects of residential homes and commercial are both done the same way. To know if the building is being used for business or residential would be convenient for the inspection but does not change the way the way preservation is handled.
    - iv. Make sure the inspection is anything visible from the street. THIS IS NOT JUST THE FRONT, but also the sides or back if they are visible from a public street.
    - v. Ms. Carver has stated we need to do a historic resource survey that is 2 years out, it keeps track of all items on the building.
    - vi. Consensus was the information on the form that Scott used needs to be used – make it bigger and easier to use and see. Add walls as #5 and

what type of material etc. You need to be able to tell the difference between Wood and Hardy Board which is a masonry product.

- vii. A new version of the form will be developed for the next meeting using the resource survey as the basis for the inspections.
- viii. Biggest thing that must be done is stay in compliance with out resource survey to ensure that the HPC is eligible for grant money.

With no further business before the board, this meeting is adjourned at 6:38pm.

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Chairperson

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Jodi Holthe,  
Historic Preservation Officer