

Historic Preservation Commission (HPC) Meeting Minutes

City of Glen Rose, Texas

Date: May 20, 2025

Time: 5:30 p.m.

Call to Order and Roll Call

The meeting was called to order at 5:30 PM. The Pledge of Allegiance was recited.

Roll Call:

- Ann Carver, Chairperson – Present
- Scott Cole – Present
- Ember McCune – Present
- Gabe Campos, Secretary – Present
- Sherri Steenson – Present
- Melinda Patrick, Chair – Present
- Karen Braswell – Absent

Quorum declared.

Welcome

New commissioner Sherri Steenson was welcomed to her first meeting.

Public Comment

Speaker: Gabriel Campos, 101 SW Barnard St.

- Shared concerns regarding the City of Glen Rose's refusal to issue a certificate of occupancy for an office use.
- Outlined potential buyer plans for historic renovation.
- Expressed concern over lack of city support for adaptive reuse and historic preservation.

Consent Agenda Items

Reviewed:

1. Consider approval of minutes from March 18, 2025 Historic Preservation Commission Meeting
2. Consider approval of minutes from April 15, 2025 Historic Preservation Commission Meeting
3. Consider approval of Certificate of Appropriateness Application as submitted by Dennis Moore to repair the roof on the second story for 101 NE Vernon Street
4. Consider approval of Certificate of Appropriateness Application as submitted by Jeff Harris to update and repair the outside restrooms and the fire alarm system for 101 NE Barnard Street
5. Consider approval of Certificate of Appropriateness Application as submitted by Kristine Trawick to add brick pavers on the patio floor for 101 E Elm Street
6. Consider approval of Certificate of Appropriateness Application as submitted by Kristine Trawick to experiment with various ways to age new tin for 101 E Elm Street

7. Consider approval of Certificate of Appropriateness Application as submitted by Stewart Title Company to repaint with the same color and fix the awning for 105 W Elm Street
8. Consider approval of Certificate of Appropriateness Application as submitted by Dennis Moore to repaint porches, doors, windows, and posts with approved color "Kitchen Terra Cotta" (#2003-7c) and repaint exterior walls with Clean Sweep (#2007-10B) for 101 NE Vernon St
9. Consider approval of Certificate of Appropriateness Extension Application for a new nonmotorized drive gate as submitted by Austin Bewley for 100 Outlaw Station Street due to contractor coordination issues.

Motion made by Ann Carver and seconded by Scott Cole to approve items 1, 3-9.
Motion passed (6-0).

Consent Agenda Item # 2 Minutes from April 15, 2025 Regular Scheduled Meeting needed clarification that the Chair stated she "would not" be in attendance.

- Motion made by Scott Cole to approve as amended. Seconded by Ann Carver and passed (6-0).

Individual Items for Consideration

1. **Discussion, consideration, and possible action regarding a Certificate of Appropriateness Application as submitted by HH Supply Co for 102 Walnut St. Suite A**
 - Proposal for window signage only. To remove and replace with the new name of business and attached to the windows. These are decals type. After discussion motion was made by Melinda Patrick and seconded by Ann Carver. Motion passed (6-0).

Workshop Discussions

A. Tax Incentive and Facade Grant Programs

- Reviewed City Ordinance 14.030.009 and proposed revisions.
- Discussed removing interior renovation language.
- Commission consensus to streamline into one program for non-residential buildings within historic overlay.
- Revised language and applications to be presented at the June meeting.

B. Historic Preservation Commission Website Update

- Identified key content for new HPC web section:
 - Fillable/signable COA form
 - Landmark documentation
 - Overlay map
 - Calendar and agendas
 - New programs -facade and tax credit
- Commission to review other cities' sites and submit recommendations.

C. Yearly Resource Inventory

- Commissioners assigned property reviews with a return date of July 1.
- Sherri Steenson to observe the process.

D. Report from Texas Historical Commission Annual Meeting

Presentation on Texas First Street Initiative.

- Discussion of State and Federal Historic Tax Credit Programs.
- Encouraged promoting awareness among local property owners.

E. Task Force Updates

- Website, property owner communication, and walking tours are all progressing.
- Draft walking tour edited and ready for integration.
- Merchant/tenant meet-and-greet planned for August after grant program adoption.

Adjournment

Meeting adjourned at **6:48 p.m.**

Chairperson Historic

Preservation Officer