

PRESERVATION COMMISSION MEETING

Tuesday, January 18, 2022 at 3:00 PM

Glen Rose City Hall, Council Chambers,
201 NE Vernon, Glen Rose, TX 76043



AGENDA

City Hall will be open to the public.

Citizens can view or listen live by tuning in to the following Zoom.com webinar:

Meeting ID: 841 7613 3305 • Passcode 034177 • or dial 1-346-248-7799

CALL TO ORDER

1. Pledge of Allegiance
2. Roll call and verification of quorum

CONSENT AGENDA

3. Consider approval of minutes from the January 5, 2022 Historic Preservation Board Meeting

INDIVIDUAL ITEMS FOR CONSIDERATION

4. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by James Brady Martin.
5. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Lane Family Trust representative, Michael Stephenson.
6. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Oakdale Park representative, Luci DiGiorgio.
7. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Oakdale Park representative, Luci DiGiorgio.
8. Discussion, consideration and possible action regarding the City of Glen Rose Farmers Market Vendor Participation Application.
9. Discussion, Consideration and review of Historical Resource Inventory Inspection Reports as presented by Preservation Board members
10. Discussion, consideration and possible recommendation to City Council regarding the 2021/2022 Glen Rose Historic Property Tax Exemptions

ADJOURNMENT

11. Discuss the City of Glen Rose Sign Ordinance
12. Discuss nonconforming mural at 105 W Elm that was approved at the July 20, 2021 regular scheduled meeting

ADJOURNMENT

CERTIFICATION

I, the undersigned authority, do hereby certify that this NOTICE OF MEETING was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance of the City of Glen Rose City Hall, a place convenient and readily accessible to the general public, as well as to the City's website at www.glenrosetexas.org and said notice was posted on the following date and time: **Friday, January 14, 2022, by 04:30 PM** and remained posted for at least two hours after said meeting was convened.

This building is wheelchair accessible. Any request for sign interpretation or other services should be made 48 hours in advance of the meeting. To make arrangements, call the City Secretary's office at (254) 897-2272 x 102.

Jodi Holthe
Building, Planning Code Enforcement Department

Certification of NOTICE OF MEETING was removed on: _____ at _____ am/pm
by _____ . _____



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	1/18/22		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by James Brady Martin.		
PREPARED BY:	J Holthe	DATE SUBMITTED:	1/14/22
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:	Move to approve or deny as presented.		

Date Received: _____

Item 4.

CITY OF GLEN ROSE

Code Enforcement Office

254-897-9373

Fax: 254-897-7989

CERTIFICATE OF APPROPRIATENESS APPLICATION

- ✓ Completed package must be received at least three weeks prior to the next scheduled Board 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 <u>James Brady Martin</u>	Name <u>James Brady Martin</u>
Address <u>202 Paluxy St.</u>	Address <u>202 Paluxy St.</u>
Phone <u>254-396-5379</u>	Phone <u>254-396-5379</u>
Email _____	Email _____

Property Address <u>SAME</u>	Legal Description _____
Present Use <u>HOME</u>	Built Circa <u>1910</u>
Proposed Use <u>SAME</u>	Current Zoning <u>RESIDENTIAL</u>

Architect or Contractor Name OWNER

Address _____ Phone _____

Proposed Work/Design Description REPLACE FRONT PORCH COLUMN

☐ Scale Drawings with Dimensions Attached	☐ Photos Attached	☐ Current	☐ Historic
☐ Material Sample(s) Attached	☐ Rendering of Signage Attached		

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 James Brady Martin Applicant's Signature James Brady Martin☐ Denied ☐ Approved ☐ Conditions _____

X _____ X _____ X _____

Preservation Board Chair

Preservation Board Officer

City Building Official

- ✓ THIS IS NOT A BUILDING PERMIT AUTHORIZING ANY CONSTRUCTION OR REMODELING. CONTACT THE CODE ENFORCEMENT OFFICE PRIOR TO THE START OF ANY WORK. THIS COA BECOMES NULL AND VOID OF AUTHORIZED WORK IS NOT COMMENCED WITHIN 180 DAYS.



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	1/18/22		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Lane Family Trust representative, Michael Stephenson.		
PREPARED BY:	J Holthe	DATE SUBMITTED:	1/14/22
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			
Move to approve or deny as presented.			

Date Received: _____

Item 5.

CITY OF GLEN ROSE

Code Enforcement Office

254-897-9373

Fax: 254-897-7989

CERTIFICATE OF APPROPRIATENESS APPLICATION

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Property Owner**Applicant/Tenant/Owner's Representative**

Name <u>Lane Family Trust</u>	Name <u>Michael Stephenson</u>
Address	Address
Phone	Phone
Email	Email

Property Address <u>102 Walnut St GR 76043</u>	Legal Description
Present Use <u>restaurant</u>	Built Circa
Proposed Use <u>restaurant</u>	Current Zoning

Architect or Contractor Name Miguel Martinez

Address _____ Phone _____

Proposed Work/Design Description install 6' high privacy fence to cover photo attached breezeway for storage and trash.

☐ Scale Drawings with Dimensions Attached	☒ Photos Attached	☐ Current	☐ Historic
☐ Material Sample(s) Attached	☐ Rendering of Signage Attached		

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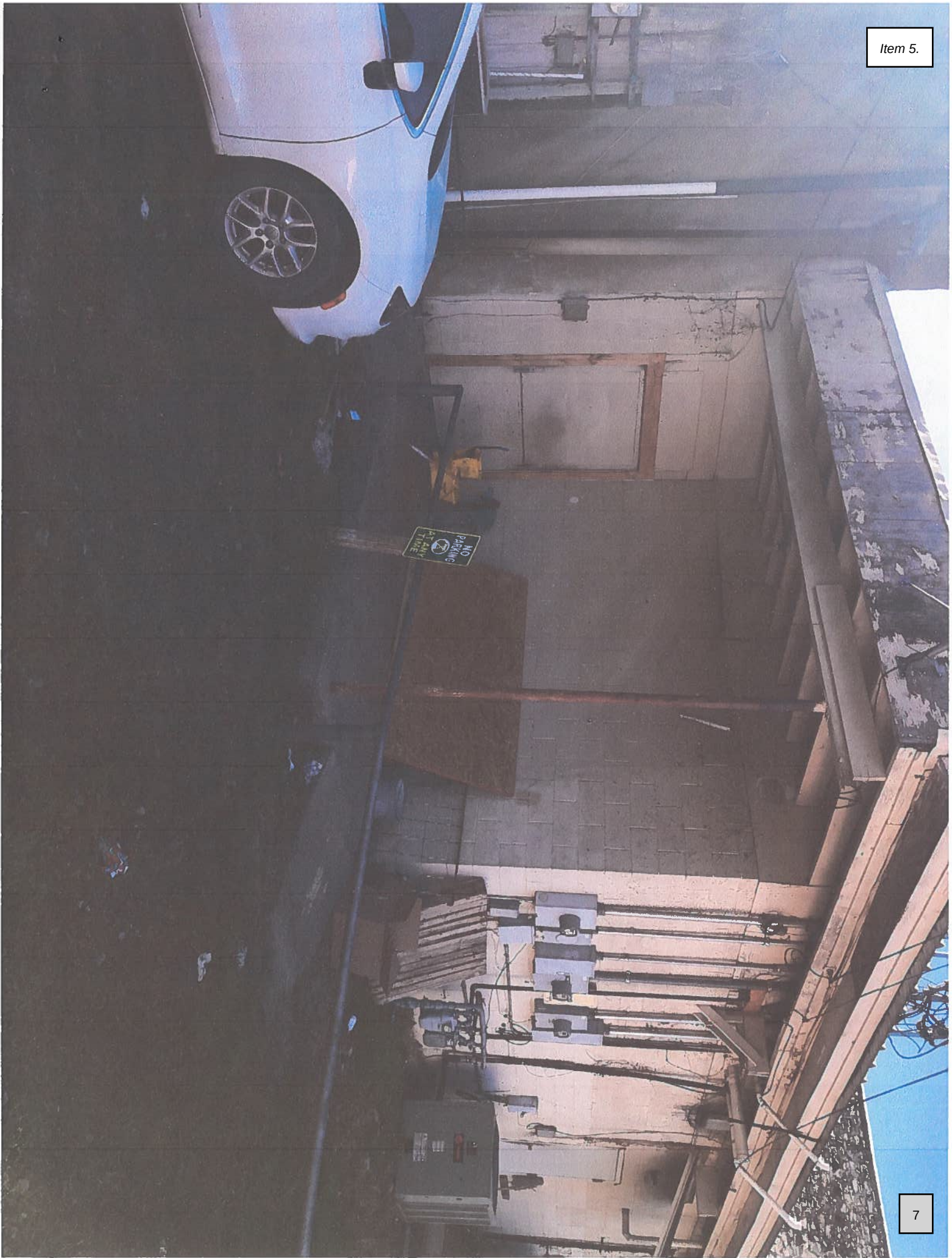
Owner's Signature _____

Applicant's Signature _____

☐ Denied ☐ Approved Conditions _____

X _____ X _____ X _____
 Preservation Board Chair Preservation Board Officer City Building Official

- THIS IS NOT A BUILDING PERMIT AUTHORIZING ANY CONSTRUCTION OR REMODELING. CONTACT THE CODE ENFORCEMENT OFFICE PRIOR TO THE START OF ANY WORK. THIS COA BECOMES NULL AND VOID OF AUTHORIZED WORK IS NOT COMMENCED WITHIN 180 DAYS.





CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	1/18/22		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Oakdale Park representative, Luci DiGiorgio.		
PREPARED BY:	J Holthe	DATE SUBMITTED:	1/13/22
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:	Move to approve or deny as presented.		

Staff Use Only
Date Received: 1/13/22

Item 6.

CITY OF GLEN ROSE

Code Enforcement Office

254-897-9373

Fax: 254-897-7989

CERTIFICATE OF APPROPRIATENESS APPLICATION

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Property Owner

Applicant/Tenant/Owner's Representative

Name <u>LUCI DiGiorgio/OAKDALE</u>	Name
Address <u>[REDACTED]</u>	Address
Phone <u>[REDACTED]</u>	Phone
Email <u>[REDACTED]</u>	Email

Property Address <u>1019 NE BARNARD ST</u>	Legal Description
Present Use <u>RV PARK + CABINS</u>	Built Circa
Proposed Use <u>RV PARK + CABINS</u>	Current Zoning

Architect or Contractor Name OAKDALE MAINTENANCE STAFF

Address 1019 NE BARNARD Phone [REDACTED]

Proposed Work/Design Description 3 CABINS EXTERIOR HOT WATER HEATER CLOSET. THEY ARE ROTTED AND WILL BE REPLACED WITH SAME MATERIALS

☐ Scale Drawings with Dimensions Attached	☐ Photos Attached	☐ Current	☐ Historic
☐ Material Sample(s) Attached	☐ Rendering of Signage Attached		

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 [Signature] Applicant's Signature _____

☐ Denied ☐ Approved Conditions _____

X _____ X _____ X _____
Preservation Board Chair Preservation Board Officer City Building Official

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AGENDA ITEM SUMMARY

MEETING DATE:

STAFF REPRESENTATIVE:

ITEM:

BACKGROUND:

Staff Use Only
Date Received: 1/13/22

Item 7.

CITY OF GLEN ROSE

Code Enforcement Office

254-897-9373

Fax: 254-897-7989

CERTIFICATE OF APPROPRIATENESS APPLICATION

- Completed package must be received at least three weeks prior to the next scheduled Board 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 <u>Luci DiGiorgio/DARKALE</u>	Name
Address <u>1019 NE BARNARD ST</u>	Address
Phone <u>817-228-0554</u>	Phone
Email <u>LDiGiorgio@me.com</u>	Email

Property Address <u>1019 NE BARNARD ST</u>	Legal Description
Present Use <u>RV PARK + CABINS</u>	Built Circa
Proposed Use <u>RV PARK + CABINS</u>	Current Zoning

Architect or Contractor Name DARKALE MAINTENANCE STAFF

Address 1019 NE BARNARD Phone [REDACTED]

Proposed Work/Design Description PAINTING EXTERIOR DOORS OF SMALL CABINS (COSITAS 1-7) need^{new} COLOR CHART for COLOR SELECTION

☐ Scale Drawings with Dimensions Attached	☐ Photos Attached	☐ Current	☐ Historic
☐ Material Sample(s) Attached	☐ Rendering of Signage Attached		

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 [Signature] Applicant's Signature _____

☐ Denied ☐ Approved Conditions _____

X _____ X _____ X _____
Preservation Board Chair Preservation Board Officer City Building Official

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CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	1/18/22		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding the City of Glen Rose Farmers Market Vendor Participation Application.		
PREPARED BY:	J Holthe	DATE SUBMITTED:	1/14/22
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:	Move to approve or deny as presented.		



City of Glen Rose Farmers Market Vendor Participation Application

This market complies with all federal, state and county regulations. The Mission of the Market is to provide a community gathering place where: local agricultural and value-added product producers sell a variety of fresh agricultural and related products directly to the consumer; consumers may learn the uses and benefits of quality, locally grown or prepared food products; and consumers may access local services and hand-made crafts as provided in the Market's rules.

Name of Business: _____

Name of Applicant: _____

Mailing Address: _____

City: _____ **State:** _____ **Zip:** _____

Physical Address (where product is produced): _____

Telephone Number: _____ **Mobile:** _____ **Text Ok?** _____

Contact Email Address: _____

Website: _____ **Facebook:** _____

Desired Start Date: _____

Days of the Week: ☐ Monday ☐ Tuesday ☐ Wednesday ☐ Thursday ☐ Friday ☐ Saturday ☐ Sunday

Business Type (check all that apply):

- | | | | |
|---|--|--|--|
| ☐ Farm (Produce)
Products | ☐ Crafts and Arts | ☐ Meat/Eggs/Dairy/Honey | ☐ Personal Care |
| ☐ Baked Goods | ☐ Nursery Products | ☐ Ready-to-Eat Foods | ☐ Pet Treats and Products |
| ☐ Value Added Foods * | ☐ Service Providers | ☐ Beverages | ☐ Other _____ |

*Value Added products are items made from a raw agricultural product to which some value has been added through preparing, cooking, blending, packaging, or other methods.

Are you operating under the Cottage Food Law? ☐ Yes ☐ No

Are you a Go Texan Member? ☐ Yes ☐ No

Vendors are responsible for complying with state, county and city regulations governing sale of your product. Check and provide copies of all licenses that apply:

- | | | |
|---|--|--|
| ☐ Food Handlers | ☐ Nursery/Floral | ☐ Food Managers |
| ☐ Butchering facility permit stamp (Texas or USDA) | | ☐ Food Manufacturer |
| ☐ Weights and Measures | ☐ Food Establishment permit (inspected kitchen) | |



City of Glen Rose Farmers Market Vendor Participation Application

☐ Organic Certification

☐ Alcoholic Beverage Permit

☐ Graded- Egg ☐ Sales Tax ☐

Other _____

Local Ingredients:

Please list all local (Central Texas) or Texas-grown ingredients used in your products: _____

PRODUCT LIST:

- List items to be sold and approximate dates of season or availability.
- Vendors may sell only what is listed here.
- Should vendors wish to add new products at any time, a written list and description of items must be submitted to the City of Glen Rose for approval prior to the intended sell date.
- You may list several items on each line. Attach a separate sheet if more room is needed.
- Attach a copy of each label that will be affixed to products sold at the Market.

Check Cottage Food Law, License (Lic), or Label in product list below, whichever is appropriate.



City of Glen Rose Farmers Market
Vendor Participation
Application

Farm (Produce)				Lic	Label	Dates Available
Eggs	Type	Graded	Approx. Doz./wk	Lic	Label	Dates Available
Meat				Lic	Label	Dates Available
	Frozen	Cured	Blended			
☐ Beef						
☐ Poultry						
☐ Lamb						
☐ Pork						
☐ Rabbit						
☐ Goat						
Dairy and Cheese				Lic	Label	Dates Available
Beverages				Lic	Label	Dates Available
Baked Goods			☐ Cottage Food Law	Lic	Label	Dates Available
"Ready to Eat" Foods			☐ Cottage Food Law	Lic	Label	Dates Available
Describe	Fresh	Frozen				



City of Glen Rose Farmers Market Vendor Participation Application

Value Added Food	☐ Cottage Food Law	Lic	Label	Dates Available
Nursery Products		Lic	Label	Dates Available
Personal Care Products		Lic	Label	Dates Available
Crafts and Arts			Label	Dates Available
Service Providers			Label	Dates Available
Other		Lic	Label	Dates Available

Employee/Agent/Direct Representative Assignment:

The following person(s) may serve as my employee(s)/agent(s)/direct representative(s) for the City of Glen Rose Farmers Market and may sell items on my behalf.

I understand that each employee must fill out an Important Market Rules sheet (p.8) before selling.

Name:	Phone Number:	Text ok?

The above listed parties have been contracted or employed by me, the approved grower/vendor at the City of Glen Rose Farmers Market, to sell the products that have been approved for the Market.

Signature of Applicant

Date

Accommodation:

If you need special assistance of any kind to participate in the market, please request specific accommodations here, or contact the City of Glen Rose.



City of Glen Rose Farmers Market
Vendor Participation
Application

PARTICIPATION AGREEMENT:

I agree to allow a representative of the Dripping Springs Farmers Market to inspect my operation.

I, the undersigned, have read and agree to comply and abide by the terms defined in the City of Glen Rose Farmers Market Rules and Regulations which outlines the terms of my participation as Member of the City of Glen Rose Farmers Market. I understand and agree to the above outlined Fees associated with the Farmers Market. I agree that my booth will sell only the approved items that have been listed in the above application and that I am responsible for the quality and safety of what I sell. I understand that I may be barred from participation if the City of Glen Rose Farmers Market's Rules are violated.

Signature of Applicant

Date



City of Glen Rose Farmers Market Vendor Participation Application

APPLICATION SUBMITTAL CHECKLIST:

- ☐ Completed and signed Vendor Participation Application
- ☐ I have read the Rules and Regulations Form
- ☐ Completed Farmers Market Application
- ☐ Included product labels for all listed market products
- ☐ Current copies of all necessary licenses and permits
- ☐ Important Market Rules signed by each sales person

All required items and information (including all applicable above listed documents and fees) must be received by the City of Glen Rose for an application to be considered complete.

Incomplete submissions will not be reviewed or scheduled for further action until all deficient items or information has been received. Admittance to the Market is pending the approval of the City of Glen Rose.

By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:

Signature of Applicant

Date

Applications may be submitted to the City of Glen Rose in-person to the receptionist at City of Glen Rose City Hall (201 Vernon St.) during regular business hours. or e-mailed to jholthe@glenrosetexas.org
Applications may also be mailed to:

City of City of Glen Rose
Attn: Farmers Market
P.O. Box 1949
Glen Rose, TX 76043

Inspection Report for Glen Rose Historic Landmarks Tax Years 2010-2021

Property

Site Address

Tax ID

2021/2022

Applied	100 Walnut	R1837	No concerns noted
Applied	101 E Elm	R3113	No concerns noted
Applied	101 W Elm	R2040	No concerns noted
Applied	102 NE Barnard	R4239	Needs paint and cleaning, sidewalk crack and curb crumbling
Applied	102/104 Walnut	R1594	The back of the building needs general overall cleaning
Applied	103 NW Vernon	R3143	Facia boards need attention, some are rotten and need to be replaced, Siding needs to be replaced along the south side and back of the building, Metal on roof is lifting off on the South side, Windows on front need attention, painting and sealing and Vegetation around building
	103 SW Barnard	R3904	No concerns noted
	104 Pecan	R11964	No concerns noted
	104/106 SW Barnard	R3238	Too much stuff outside
	106 NE Barnard	R1290	Front door needs paint, Stone needs cleaning, Sidewalks crumbling and roof collapsing on shed/back building
	106/108 Walnut	R1423	Upstairs railing need paint and general clean up
	108 NE Barnard	R2807	No concerns noted
	108 SW Barnard	R1354	No concerns noted
	109 E Elm	R3234	Leaves need to be gathered and screens on ground along side of building
	109/111 SW Barnard	R2548	Some wires with turnbuckles on top of outside awning, the same as some 2x4's on top of awning
Applied	110 NE Barnard	R1301	No concern noted - beside missing bulbs on overhang
	110 SW Vernon	R3346	Items in carport need to be cleared from view of street
	112 NE Barnard	R3106	No concerns noted
	114 NE Barnard	R3105	Stone needs cleaning, Trim needs fresh paint and crack above light to left of door
	114 Walnut	R2047	Windows need to be painted, possibly have sills repaired or replaced, Paint is peeling on windows, Facia boards need attention, Vegetation around the building needs to be cleared and the old Coco-Cola/LaVita pole needs to be painted to prevent further deterioration
Applied	115 W Elm	R5770	No concerns noted

Applied	116 NE Barnard	R4498	No concerns noted
	200 SW First	R2627	No concerns noted
Applied	200/202 NE Barnard	R1496	Needs minor clean-up at base of building on Walnut, Wine barrels/table & chairs stored outside
	201 Grace	R4035	No concerns noted
Applied	201 SW Barnard	R4221	Ceiling outside front porch rotting. Some items on front porch. Building semi abandoned and out of service (hotel)
	202 Paluxy	R2012	They are currently replacing front porch columns, painting is pending. General debris needs to be picked up, dead vegetation
Applied	203 Grace	R15384	No concerns noted
	204 SW First	R4542	Trash next to large painted (cows) tank
Applied	205 SW Barnard	R5386	No concerns noted
	207 Grace	R15383	No concerns noted
Applied	208 NE Barnard	R4734	Litter in yard, Stucco, sign pole and front door needs paint, Missing tile above door, Back yard needs clean-up and shrubs need trimming
	210 SW Barnard	R3522	No outside street number and using grass for parking
Applied	212 NE Barnard	R4733	Could use paint and stone cleaning, Roof may need attention soon and some minor landscape clean-up
	215 NE Barnard	R2076	Street numbers painted over, roof flashing on front looks damaged, items (tire) by back fence area and weeds cleanup at base on side and front streets
Applied	300 NE Barnard	R3068	Small pile of trash, No street number and construction debris
	301 S English	R2069	No concerns noted
Applied	301/303/305/307 NE Barnard	R3066	No concerns noted
	303 SW Barnard	R2317	No sidewalk. Lots of stuff outside
Applied	303 Grace	R3496	Cover over porch slightly tilted and leaves in yard
	304 SW Barnard	R1979	No concerns noted
Applied	306 Grace	R3243	No concerns noted
	307 SW Barnard	R9409	Builder and remodeling company signs outside (they have already finished the work) and no outside street number
Applied	308 SW Barnard	R2031	No concerns noted
	404 Paluxy	R2820	Shingles are coming off roof in a small area and general debris needs to be cleaned up

Applied	407 Grace	R2854	No concerns noted
	500 Grace	R1409	Needs paint on upper level and old tree stump
	508 NE Barnard	R2929	No signage and tree limbs in power lines
	602 NE Barnard	R3679	No concerns noted
Applied	603 NE Barnard	R1310	Needs paint, wood rot, missing boards and cracks in rock wall
	608 NE Barnard	R3134	No concerns noted
	702/706/706A SW Barnard	R1478	702 and 706 A - No concerns noted... 706 has a dresser and toy outside, seems abandoned
	706 NE Barnard	R2459	No concerns noted
Applied	804 NE Barnard	R1922	No number on building and carport roof sagging at front (currently under construction)
	804 Ruth Parker	R1861	No concerns noted
	812 NE Barnard	R3015	No concerns noted
Applied	1019 NE Barnard	R3182	Cottages 1-7 - Door colors not approved colors, Vines and trees growing into power lines; Rollar rink - Paint chipping and missing, Vines growing on buildings, Roof damaged in several areas, Entryway roof missing a piece; Rockdale - Exposed water heater, Truss overhang rotted, Trees need to be trimmed; Rosedale - Truss overhang rotted; Pinedale - Truss overhang rotted and awning boards have rot; Elmdale - Truss overhang rotted; Ferndale - Facia rot at entry, Hole in mortar by window and large crack in wall; Honeywood - Crack in wall under left front window; Old Corral - Rock seperating from mortar on wall and Truss overhang rotted; Toad - Vines growing on building and large cracks in wall and roof bowing; Sprucedale - Large cracks in wall under window; Lilly - Framing on awning rotting and has broken boards and truss overhang rotted; Bunkhouse - Sections of rock wall cracked and part of roof line missing and sagging; Hangout - Facia rotted at gable; Restroom - Wood rot and paint missing; Ernie's Pickin Shed - Ceiling is sagging and boards are seperating from the trusses; Shelter #1 - Needs paint and 3/4 of the wall is plywood and not matching the original clap board; Shelter #2 - Ceiling is missing boards; Pecanwood - Awning boards rotted and rot at gable; Palmdale - Awning has rot.

Issues to be addressed
No concerns noted