

PRESERVATION COMMISSION MEETING

Tuesday, August 15, 2023 at 5:30 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: 822 7938 8444 • Passcode 877407 • or dial 1-346-248-7799

CALL TO ORDER

Pledge of Allegiance, Roll Call

CONSENT AGENDA

1. Consider approval of minutes from July 18, 2023 Historic Preservation Commission Meeting

INDIVIDUAL ITEMS FOR CONSIDERATION

2. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Jose Torres (La Vita Restaurant) for 114 Walnut St
3. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Tammy Ray (Somervell County) for 106 Cedar St
4. Discussion, consideration and possible action regarding the revised Historical Inspection Sheet and Informational Guide

ADJOURNMENT

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in the is meeting should contact the City Secretary's office at (254) 897-2272 x 102 at least 48 hours prior to the meeting to request such assistance.

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, August 11, 2023, on or before 5:00 PM** and remained posted for at least two hours after said meeting was convened.

A handwritten signature in blue ink, appearing to read "Joe Holtz", is written over a horizontal line.

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:	8/15/23		
AGENDA SUBJECT:	Consider approval of minutes from July 18, 2023 Historic Preservation Commission Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	8/4/23
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.			

Minutes
Preservation Commission – City of Glen Rose
July 18, 2023

Call to Order – Chairperson, Ann Carver, called the meeting to order at 5:30 p.m.

1. Pledge of Allegiance
2. Roll call and verification of quorum – by Chairperson. Members: Ann Carver, Scott Cole, Karen Braswell, Linda McCaffrey, Melinda Patrick in attendance. Also present: Larry Allen, Wayne McKethan and Jodi Holthe. A quorum is present.

Consent Agenda

1. Consider approval of minutes from June 20, 2023 Historic Preservation Commission meeting
2. Consider approval of Certificate of Appropriateness Application as submitted by Jim & Mary Hoff for 602 NE Barnard St. Motion to approve by Melinda Patrick, seconded by Karen Braswell. Approved 5-0.

Individual Items for Consideration

1. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Sarah & Patrick O'Neill for 508 NE Barnard St. Building a 16'x12' shed with front porch on a 16'x18' slab, the shed will be built to match the house using the same siding, paint color and roof and Repairs to concrete and driveway. Motion by Karen Braswell to approve, seconded by Scott Cole. Approved 5-0.
2. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Brian Gaffin for 301 NE Barnard St. Replace a porch roof that was damaged by a pecan tree limb that fell. It was noted that work was done on the porch before a Certificate of Appropriateness was submitted, building permit may be needed for the porch, they were asked in the future to get it ahead of time or fines would be incurred. Motion by Ann Carver to approve, seconded by Karen Braswell. Approved 5-0.

Workshop

Review of inventory forms notifications and wording were discussed A workshop is scheduled for Aug 9, 2023 at 3 pm

Ann Carver, Chairperson: Having no further business before the board, this meeting is adjourned at 6:23 p.m.

Chairperson Historic

Preservation Officer



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	08/15/2023		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Jose Torres (La Vita Restaurant) for 114 Walnut St		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	07/31/2023
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: 7/31/23

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>Jose Torres</u>	Name
Address <u>706 Sam Houston Glen Rose Tx 76043</u>	Address
Phone <u>817-526-6309</u>	Phone
Email <u>lavita114@yahoo.com</u>	Email

Property Address <u>114 Walnut St Glen Rose TX 76043</u>	Legal Description <u>Restaurant</u>
Present Use <u>Italian Restaurant</u>	Built Circa
Proposed Use	Current Zoning

Architect or Contractor Name Jeff Garnett

Address 114 Walnut St, Glen Rose, Texas 76043 Phone _____

Proposed Work/Design Description Replacement of existing gutters (existing gutters are in bad shape)

☐ 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 Torres Jose 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:	08/15/2023		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Tammy Ray (Somervell County) for 106 Cedar St		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	08/10/2023
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: 8/10/23

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	Somervell County	Name	Same as property owners
Address	107 Northeast Vernon Street Glen Rose, Texas 76043	Address	
Phone	254-897-2026	Phone	
Email		Email	
Property Address	106 Cedar Street	Legal Description	Acres 0.902, Lot 11 & 12, Blk 00002, Subd G0500, Abst A136, Glen Rose Townsite, Block 2, Lot 11 & 12
Present Use	Historic Jail open at times for tourist	Acres 0.9023 Built Circa	1934, actual
Proposed Use	same as current use	Current Zoning	Historic District Historic Landmark,

Architect or Contractor Name There will be serval as related to the work that is being performed

Address _____ Phone _____

Proposed Work/Design Description See attached sheets, photos and invoice

☐ 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 Sammy Ray Comm PCT 3 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.

Proposed Work/Design Description: Replace HVAC units, Repairs/Replace the roof as related to leaking. Will replace with same/like materials (see attached work order), repair/replace exterior doors and screen doors, repair/replace windows related to wood rot and leaking, repair/replace screens over windows. Minor Landscaping clean up will occur over the next few months. There will be no changes made to existing landscape.

This is all considered routine maintenance. There will not be any changes to current look of building.

Paint Colors will be chosen from the approved historic colors. Somervell Historic County Jail will be painted in the same colors as now.

Interior repairs will be made as related to damaged cause by roof leakage.

 Comm. PCT. 3
Tammy Ray,
Commissioner, Pct 3 JR

HISTORIC RESOURCES SURVEY FORM

1. Identification

County Somervell City Glen Rose (survey site 52)Current name Old Somervell County Jail Historic name Somervell County JailAddress 106 Cedar Street, Glen Rose, Texas 76043Owner/address Somervell County, PO Box 804, Glen Rose, Texas 76043Photo data: Roll 6 Frame 4 to Roll 6 Frame 10Current Designations: NR NR District (Is property contributing? Yes No) RTHL ☒ HTC SAL Local OtherRecorded by: Tarleton State University History 509 Class Date recorded: 13 April 2010General architectural description Two-story solid stone and concrete jail building with single door entry, iron bars, 6 over 6 double-hung wooden windows, sheriff's living quarters, and cells for prisoners.

Outbuildings (Specify number and type):

Garage _____ Barn _____ Shed _____ Other _____

Archeological evidence of outbuildings, specify _____

Landscape/site features:

Sidewalks ☒ Terracing _____ Drives _____ Well/cistern _____ Gardens ☒ Other _____

2. Architectural Description

Stylistic Influence(s):

Log Traditional	Shingle	Gothic Revival	Pueblo Revival	International
Greek Revival	Romanesque Revival	Tudor Revival	Spanish Colonial	Post-war Modern
Italianate	Folk Victorian	Neo-Classical	Prairie	Ranch Style
Second Empire	Colonial Revival	Beaux Arts	Craftsman	Commercial Style
Eastlake	Renaissance Revival	Mission	Art Deco	No Style
Queen Anne	Exotic Revival	Monterey	Moderne	Other <u>rectangular jail</u>

Structural Details:

Roof Type:	Wall Facade:	Windows:	Plan:
Gable	<u>4</u> Number of bays	Fixed	L-plan 2-room
Hipped	Stucco	Wood sash ☒	T-plan Open
Gambrel	Stone ☒	Double hung ☒	Modified L-plan
Shed	Brick	Casement	Center passage
Flat w/parapet ☒	Wood shingle	Aluminum sash	Bungalow
Dormers:	Log	Decorative screenwork	Shotgun
gable	Terra Cotta	Other _____	Irregular
hipped	Metal	Doors:	Four Square
shed	Siding, type _____	Single-door primary ent. ☒	Rectangular
Other _____	Fieldstone veneer	Double-door primary entrance	Other _____
Roof Materials:	Awning(s)	With transom	Foundation:
Wood shingles	Other <u>concrete</u>	With sidelights	Slab ☒ Pier and beam
Tile	Chimneys:	Other _____	Perimeter wall ☒
Composition shingles	<u>0</u> Specify number(s)	Porches:	Other _____
Metal _____	Interior	Shed roof	Classical columns
Other <u>tar</u>	Exterior	Hipped roof	Tapered box supports
Construction:	Brick	Gable roof	Fabricated metal
Frame	Stone	Inset	Spindlework
Adobe	With corbelled caps	Wood posts	Jig-sawn trim
Solid brick	Stuccoed	Brick piers	Other <u>covered entry</u>
Solid stone ☒	Other _____	Box columns	
Other _____			

Stories: 2 Basement: None ☒ Partial _____ Full _____ Dimensions: L 36 x W 24 = Square feet 1,728

3. Integrity

Location ☒ Design ☒ Materials ☒ Workmanship ☒ Setting ☒ Feeling ☒ Association ☒

4. Function

Historic Use: Agriculture Commerce/trade Defense Domestic Educational Government ☒ Healthcare
Industry/processing Recreation/culture Religious Social Other _____

Current Use: Agriculture Commerce/trade Defense Domestic Educational Government ☒ Healthcare
Industry/processing Recreation/culture Religious Social Vacant Other _____

5. Architectural History

Architect: _____ Builder: Somervell County

Construction date: 1934 Actual ☒ Estimated Source: History and Families Somervell County, Texas, pp. 29-30.

Additions/modifications, specify dates: _____

Relocated, specify former location and reason: _____

Other associated contexts and information of interest: _____

6. Archeology Ground

Original state Disturbed ☒ Explain Disturbed from sidewalks, landscaping, and placement of underground utilities.

Is a State Archeological Survey Form available for this site? Yes No Not known ☒

Details: _____

7. Other Information

Is prior documentation available for this resource? Yes No ☒ Not known Type: HABS Survey Other _____

Details: _____

Accessible to the public: Yes No Not known **Possible threat(s):** None ☒ Damage (i.e. natural disaster) Neglect
Development Major alteration Relocation Other _____ * Note: Also see Endangered Historic Property Identification Form

8. Geographic Information

USGS quad #: 96599 Year: 1979 Map scale: 1:24,000

UTM zone: 14 Easting: 617174 Northing: 3567105

Legal description (Lot/Block): Glen Rose Townsite, block 2, lots 11 and 12

Addition: Glen Rose Townsite Year of addition: 1878

9. Significance

Applicable National Register (NR) criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

☒ C. Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinction;

D. Has yielded, or is likely to yield, information important in prehistory or history;

Areas of significance: Architecture

Period(s) of significance: 1934

Level of significance: National State Local ☒

Possible NR district: Yes ☒ No **Is property contributing?** Yes ☒ No

10. Priority (See manual for definitions.) High Medium ☒ Low

Explain _____

Questions?

Contact survey coordinator

History Programs Division, Texas Historical Commission
at 512/463-5853 or history@thc.state.tx.us.



**TEXAS
HISTORICAL
COMMISSION**

The State Agency for Historic Preservation



Glen Rose Historic Resources Survey, Site 52 (roll 6, exp. 4), Somervell County Jail, 106 Cedar Street, northeast to front view showing landscaping.



Glen Rose Historic Resources Survey, Site 52 (roll 6, exp. 5), Somervell County Jail, 106 Cedar Street, northeast to front.



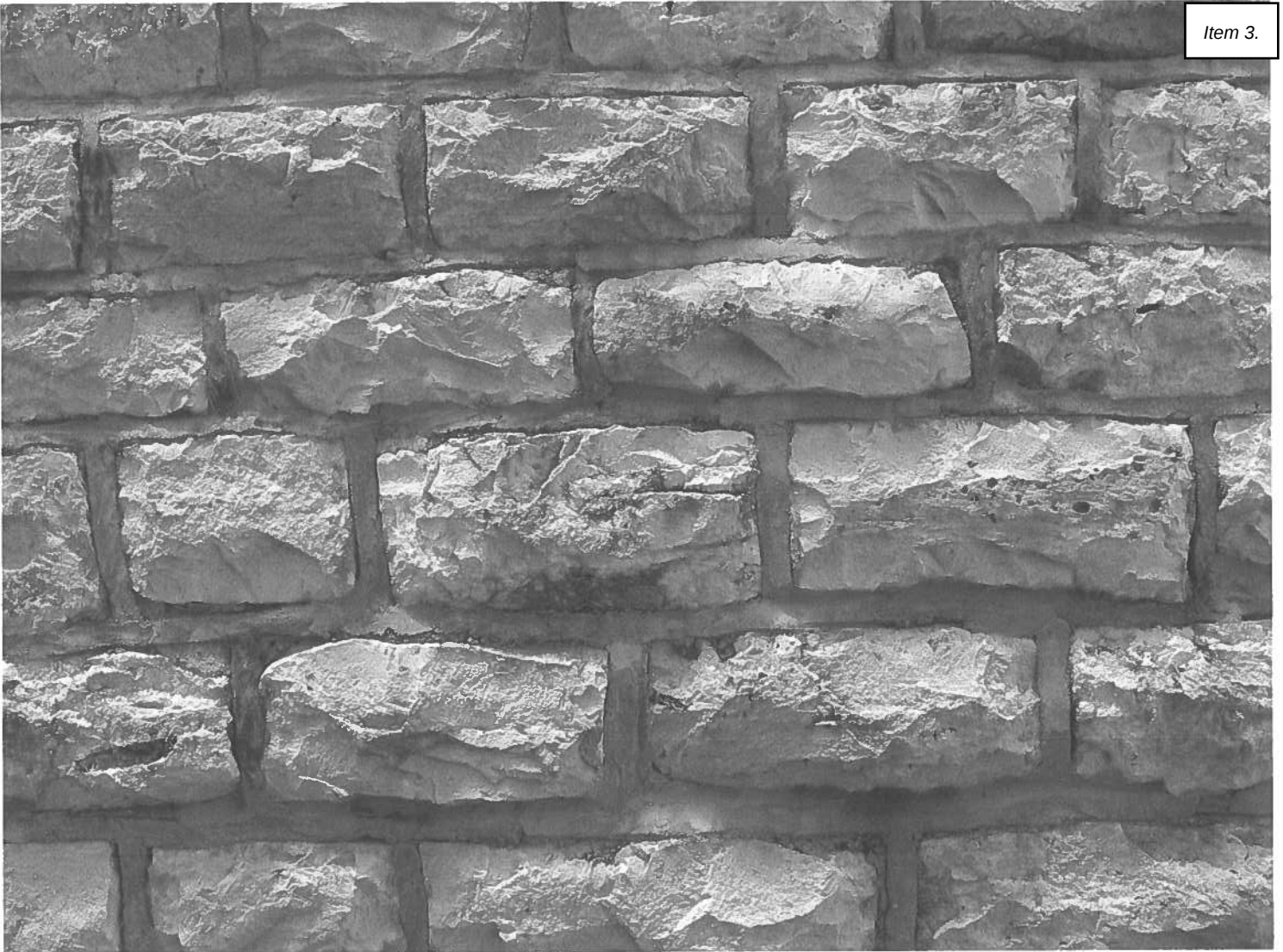
Glen Rose Historic Resources Survey, Site 52 (roll 6, exp. 6), Somervell County Jail, 106 Cedar Street, north to front and southeast side.



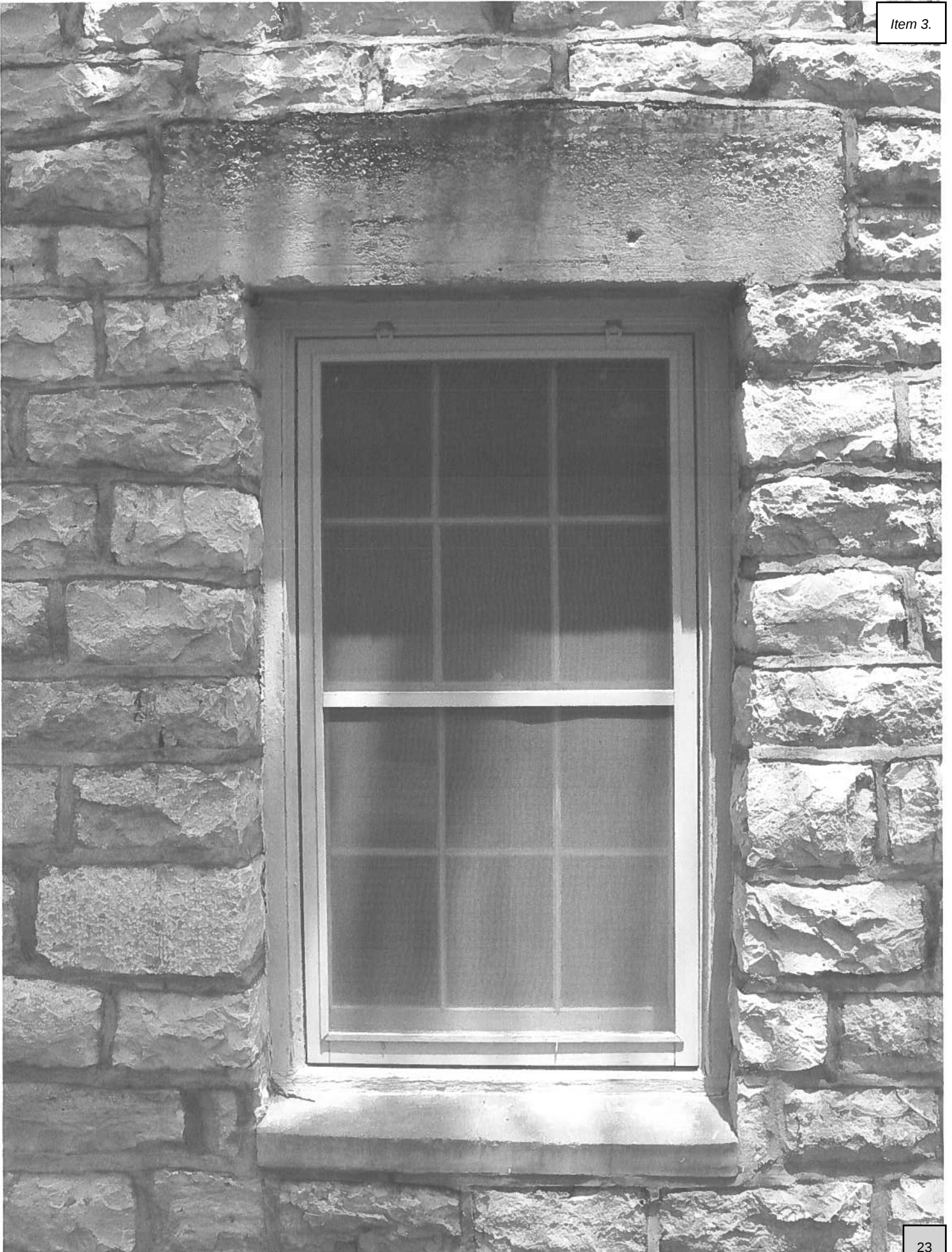
Glen Rose Historic Resource Survey, Site 52 (roll 6, exp. 7), Somervell County Jail, 106 Cedar Street, southwest to rear and southeast side.



Glen Rose Historic Resources Survey, Site 52 (roll 6, exp. 8), Somervell County Jail, 106 Cedar Street, south to rear and northwest side.



Glen Rose Historic Resources Survey, Site 52 (roll 6, exp. 9), Somervell County Jail, 106 Cedar Street, northwest to detail of stonework in southeast side.



Andis Roofing and Remodeling

5261 County Road 311
 Alvarado, TX 76009 US
 jeffandis@yahoo.com

**Estimate**

ADDRESS
 Somervell County
 107 NE Vernon
 Glen Rose, TX 76043

ESTIMATE 191
 DATE 06/12/2023
 EXPIRATION DATE 07/12/2023

ACTIVITY	QTY	RATE	AMOUNT
Roof Restoration Roof Restoration on Historic Jail -roof size approximately 26'x34" -Remove gravel built-up roof and apply Ecodur+ restoration system my Castagra. -parapet wall to be included in coating system -10 year warranty, extended warranties available	1	11,360.00	11,360.00
Flashing, Custom Cut out obstructed scupper drains and resleeve with 26ga painted Galvalume chaseways	1	530.00	530.00
TOTAL			\$11,890.00

Accepted By

Accepted Date

Danny / Clark
 7/10/23

10 year
 Warranty

FILED FOR RECORD
 11:05 A.M. _____ P.M.

JUL 10 2023

Michelle Reynolds
 COUNTY CLERK
 SOMERVELL COUNTY, TEXAS
 BY MR DEPUTY



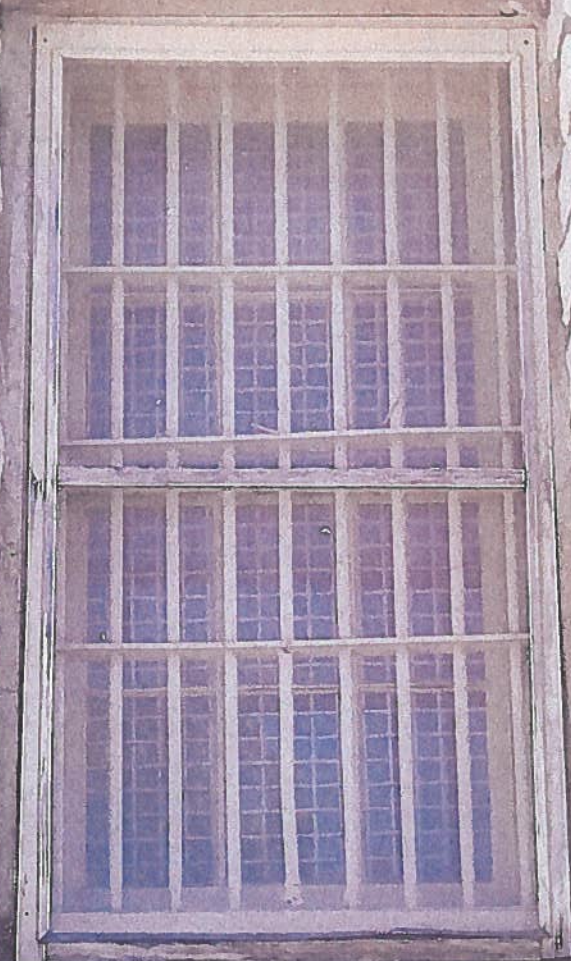


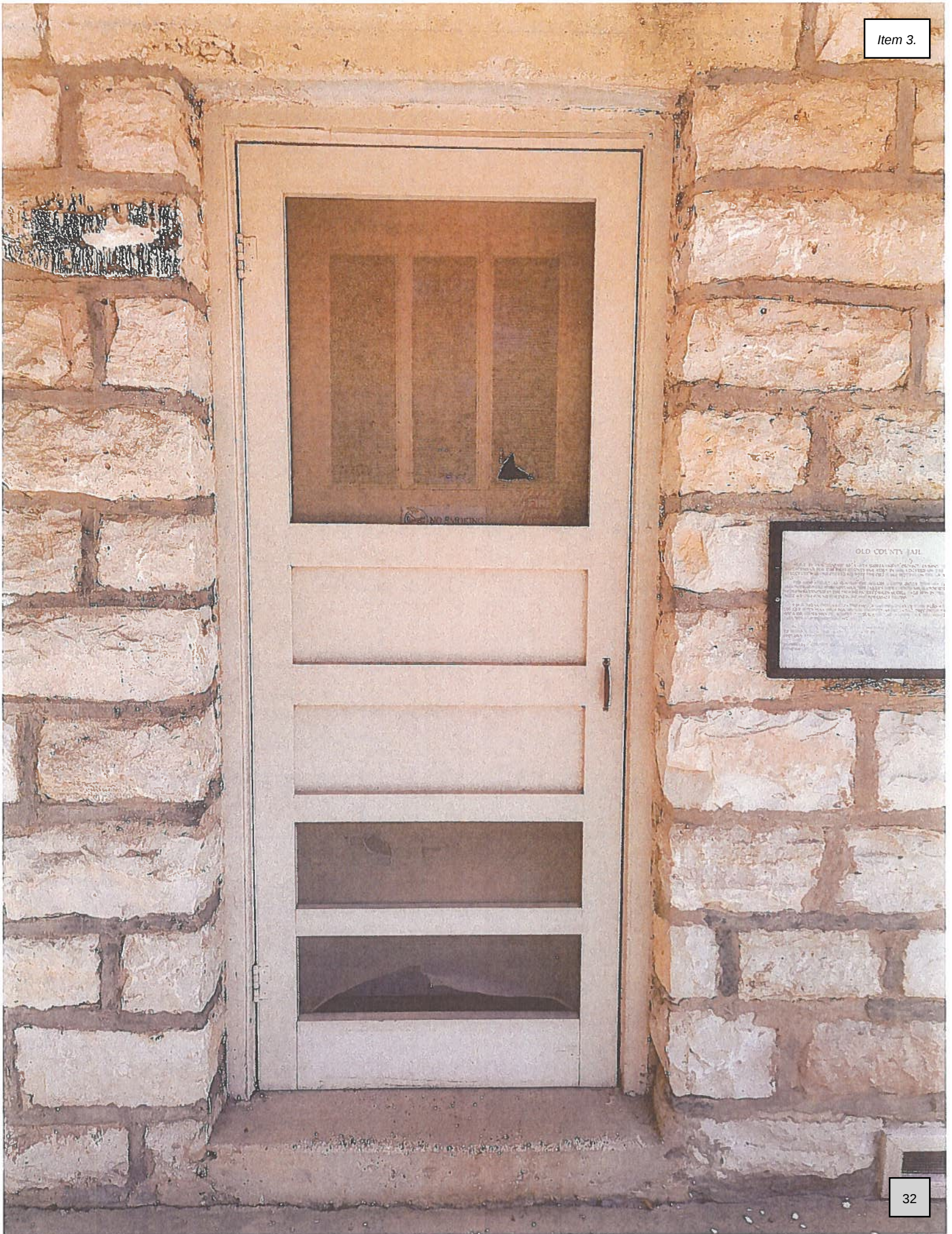
















CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	08/15/2023		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding the revised Historical Inspection Report and Information Sheet		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	08/10/2023
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.			

HISTORICAL RESOURCE INVENTORY INSPECTION REPORT

Item 4.

ADDRESS: COMMERCIAL RESIDENTIAL
 DESCRIPTION: 1 STORY 2 STORY OCCUPIED: Y N
 PAINT COLOR: DATE OF INSPECTION:
 TRIM COLOR: INSPECTOR:

Inspection Item	Good	Fair	Poor	Remarks
Foundation condition				
Exterior walls condition (include paint condition)				
Doors and windows condition (include paint condition)				
Roof condition				
Porches/patios condition				
Carport/garage condition				
Fencing type and condition				
Sidewalk/driveway condition				
Lighting type and condition				
Landscaping well maintained? (grass, trees, shrubs, weeds)				
Commercial sign(s)? Street number clearly visible? Historic Plaque displayed?				
Detached structures? In good condition? Pool? Is it well maintained?				
Property free of trash and debris? Inappropriate items stored outside? (tires, construction materials, junk cars, etc.)				

Signature of Inspector: _____

(Additional comments on back. Inspector, note in Remarks for each item if more detail is in Comments.)

COMMENTS: _____

