

Staff Use Only

Date Received: \_\_\_\_\_

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	Jane's Dough Co	Name	Rob Snelus
Address	Granbury 401 Cleveland Rd, TX	Address	1218 CR 337 Glen Rose, TX. 76043
Phone	817-776-2105	Phone	682-209-6931
Email	Kristinetrawick@yahoo.com	Email	rsnelus@yahoo.com
Property Address	101 E Elm St, Glen Rose, TX	Legal Description	
Present Use	vacant	Built Circa	1950's
Proposed Use	bakery/cafe	Current Zoning	

Architect or Contractor Name Rob Snelus

Address 1218 CR 337 Glen Rose, TX 76043 Phone 682-209-6931

Proposed Work/Design Description See attached

<input type="checkbox"/> Scale Drawings with Dimensions Attached	<input type="checkbox"/> Photos Attached	<input type="checkbox"/> Current	<input type="checkbox"/> Historic
<input type="checkbox"/> Material Sample(s) Attached	<input type="checkbox"/> 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.

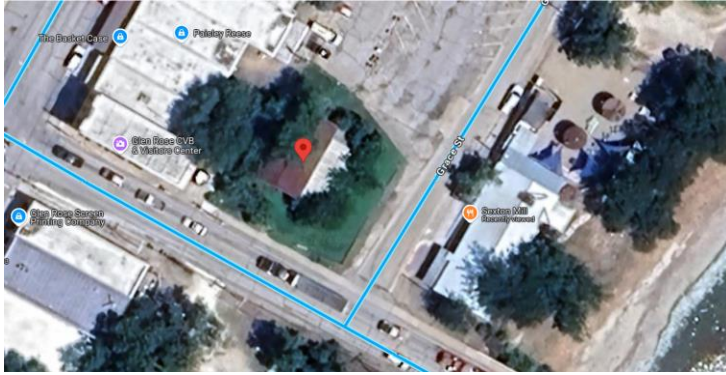
Owner's Signature Kristine Trawick Applicant's Signature [Signature]

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.

**Corner of Elm and Grace**



**Building:**

- Built in 1960 per Glen Rose Resource Survey
- Within the Glen Rose Historic District
- Moderate Preservation Priority -Glen Rose Resource Survey
- Not designated as Registered Texas Historical Landmark
- Not in the Glen Rose National Historic District



Picture from Glen Rose Resource Survey 2010

**Building/Family History:**

- Originally built as Oneal Blacksmith/Welding
- O’Neal Family – Founding family of Rainbow (mid 1800s)
- O’Neal family built their first blacksmith shop in the middle of Rainbow

**Building Information/Style:**

- No style per Glen Rose Resource Survey
- Corrugated metal building with gable roof
- 1,680 square feet with no insulation or plumbing

**State of Current Building**

- No insulation
- No framing, dry wall etc.
- Dated/limited electricity
- Broken/metal windows (do not meet code)
- No HVAC
- No plumbing

## Request

### Back of Building:

- Remove two windows along the back of building to be patched with metal taken from front of building and sliding door.
  - The window on the left must be removed to accommodate an ADA size restroom which is a code requirement.
  - The window on the right must be removed as it sits in the pastry chef area where shelving is needed.



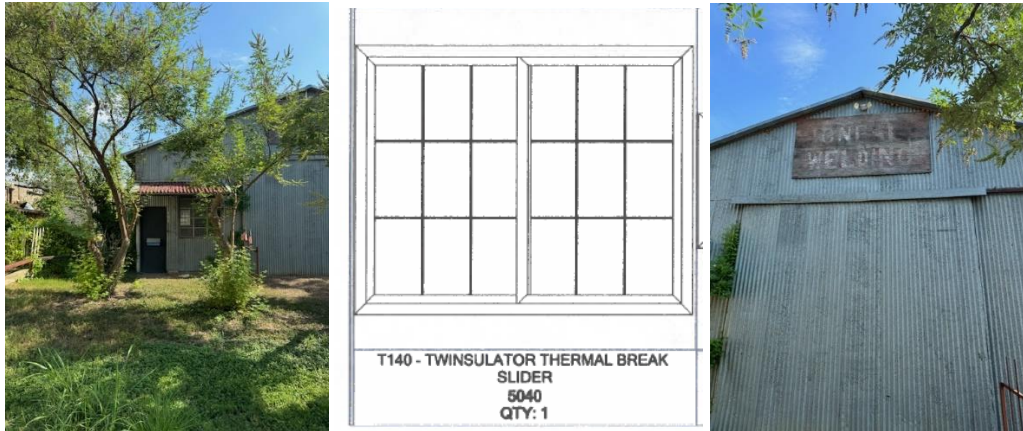
### Park Lot Side:

- Remove one window to be patched with metal taken from front of building and sliding door.
  - The window must be removed to accommodate an ADA size restroom which is a code requirement.
- Stabilize garage door and cut entry way for main entrance door. Frame entry into building like shown below without the rails and windows.



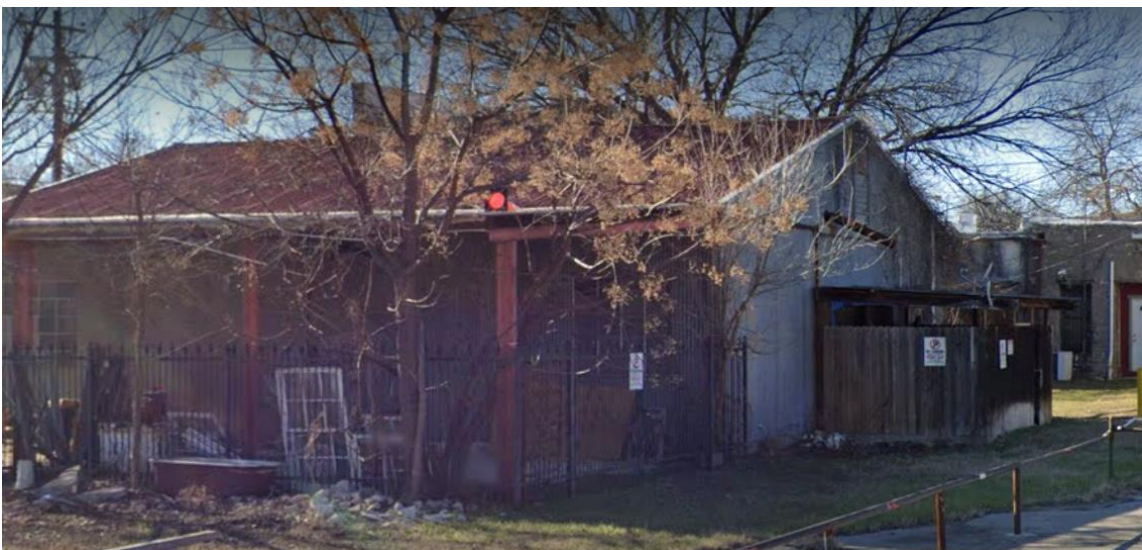
### Elm St. Side:

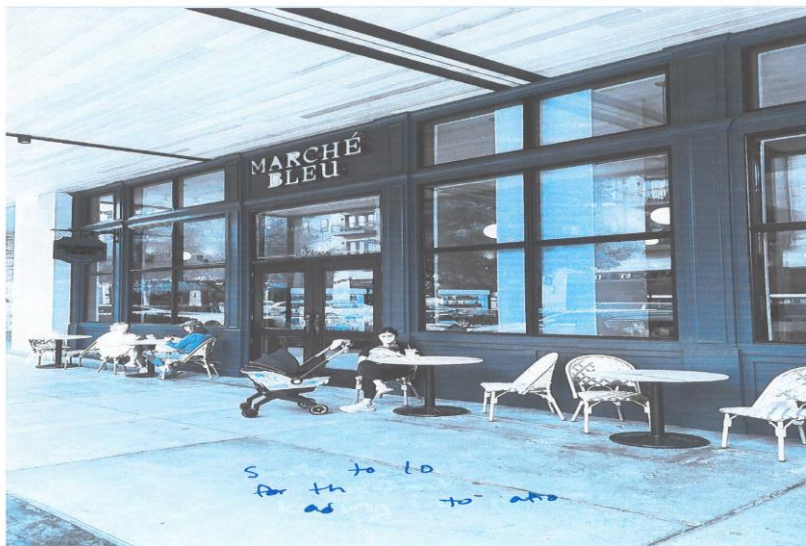
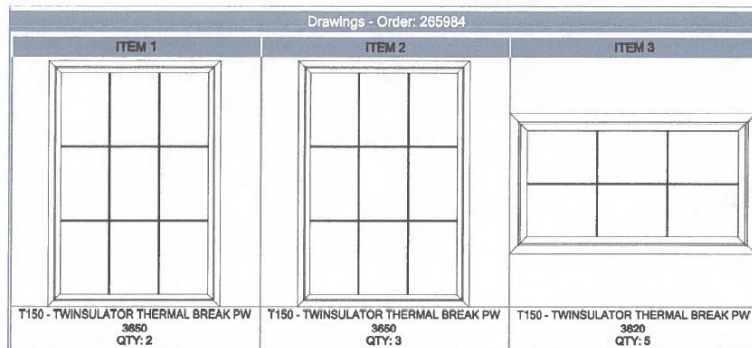
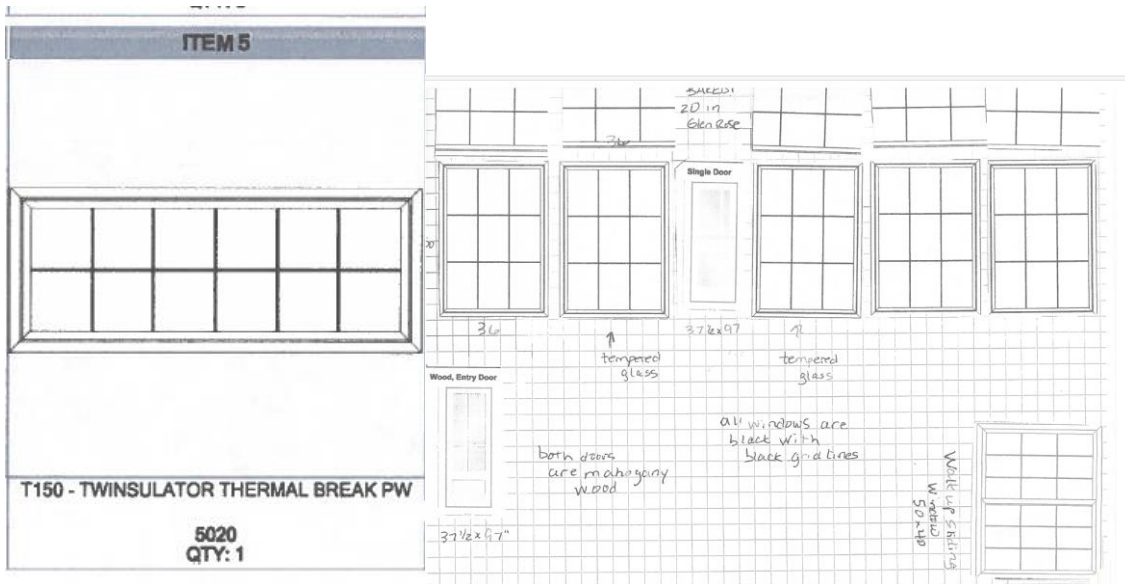
- The side window will be removed and replaced with a sliding window for walkup point of sale.
  - Size 50" by 40"
  - Material vinyl and color black
- The door will be removed. It is rotten and not needed for the function of the business. It will be replaced with original metal from the front.
- Current sign facing Elm St. will be removed. The O'Neal family would like to have it.



### Grace St. Side:

- Current windows on the front wall facing Grace St. will be removed and replaced with upper and lower windows
  - Material will be vinyl and color black
  - Tempered glass per current energy and building code
  - Lower 5 windows to be 30' by 36" as shown below
  - Upper 5 windows to be 30" by 20" as shown below
  - Window to the far left to be only transom as this is where the kitchen is located.
- Single Door will be installed on front of building facing Grace St. with single pane of glass.
  - Material will be wood and stained mahogany





- Spray foam will be used on the underside of the patio roof for temperature control
- Rod iron fencing to stay and be painted black, slide end gates to be converted into swing gate to meet code
- Add sign on Grace St. Side above front door to say “Baked w/Logo as shown below. No larger than 40” wide by 2’ high.



#### **Building Interior Improvements:**

- Update electricity/lighting
- HVAC
- ADA restroom
- Commercial kitchen
- Frame walls add sheet rock as well as insulate
- Paint