

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	Lewis & Dina Coppo	Name	
Address	303 Grace Street	Address	
Phone	805 603 9298	Phone	
Email	Coachcoppo@gmail.com	Email	
Property Address	Same as above	Legal Description	
Present Use	Home	Built Circa	
Proposed Use	Painting of exterior House code 7004-11 7004-14	Current Zoning	

Architect or Contractor Name Lewis Coppo Home Owner

Address \_\_\_\_\_ Phone \_\_\_\_\_

Proposed Work/Design Description \_\_\_\_\_

<input checked="" 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 Lewis F Coppo 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.

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Phone	805 603 9298	Phone	
Email	Coachcoppo@gmail.com	Email	
Property Address Same as above		Legal Description	
Present Use Home		Built Circa	
Proposed Use Painting of exterior Shed code 2011-7		Current Zoning	


Architect or Contractor Name Lewis Coppo Home Owner

Address \_\_\_\_\_ Phone \_\_\_\_\_

Proposed Work/Design Description \_\_\_\_\_

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Name	Lewis & Dina Coppo	Name	
Address	303 Grace Street	Address	
Phone	805 603 9298	Phone	
Email	Coachcoppo@gmail.com	Email	
Property Address Same as above		Legal Description	
Present Use Home		Built Circa	
Proposed Use Basic Lean to Porch 8x20		Current Zoning	

Architect or Contractor Name Lewis Coppo Home Owner

Address \_\_\_\_\_ Phone \_\_\_\_\_

Proposed Work/Design Description \_\_\_\_\_

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January 12, 2024

Lewis and Dina Coppo  
303 Grace Street  
Glen Rose Tx, 76043

Glen Rose Building & Planning/ Historical Preservation Commission  
201 NE Vernon  
Glen Rose, TX 76043

Dear Glen Rose Building & Planning and Historical Preservation Commission,

The intent of this letter is to inform both the Building & Planning Department and Historical Preservation Commission of our intentions for changes to our home. My wife Dina and I have been blessed to have a home at 303 Grace Street there in Glen Rose. We are excited to make it our future home. We look forward to planning ahead and working together with all of you regarding the exterior and backyard changes to our home. Following all protocols that pertain to the guidelines to City of Glen Rose building codes while maintaining to the Historical Preservation guidelines.

I feel the need to put on record a little backstory to the past year and also make sure it's known by all that our intent is to make sure we create a good relationship and communication from our end that is proper and satisfactory. To make sure to call with any questions. We have no doubt that both the Building & Planning Department and Historical Preservation Commission will reach out with any questions or concerns to avoid any misunderstanding. As some of you may or may not know we didn't know 303 Grace Street was a Historical home as it was built in 1974. Now looking back, it would not have occurred to us that 303 Grace would be considered as such. We had many conversations with Mrs. Lane, the real estate agent, and attorneys on different discussion points on the house. The historical status was never mentioned or brought to our attention until just before the closing of the house. Now understanding what is required by us as the new owners, we were surprised that Mrs. Lane wasn't held to the same standards, being that it falls under historical status. We had been pursuing this home for over a year and a half. As many have heard, Mrs. Lane had legal items to work out before the sale. During that time the property visibly was not being taken care of. The front and backyard hadn't been maintained. The front porch visibly from the street was in a rotted state. Broken branches and leaves not cleared from the roof and sat there for months at a time. We also were caught off guard as we were asked to take responsibility for a shed that was on the property before we purchase the house. It was clearly more visible and closer to the road than where it is located and yet fell on us rather than Mrs. Lane. I was asked to pay for the permit on that shed. I was fine doing that, but for the reasons mentioned, we were surprised that the guidelines we are being asked to follow seem to not to have been applied to Mrs. Lane. Over the last year we have done many things inside and now plan to work on the outside. I have provided a before and after picture to show we want to do things that will help keep the integrity of the neighborhood.

We want nothing more than to have a good relationship. We will and have responded in quick fashion to any emails or calls from the city. That being said we, will support and do our due diligence to do right by both parties. Recently I have had a few conversations with a few of you on the trim paint that was done and the shed I brought in. I believe we have ironed out the miscommunication's items pertaining to our home. After those discussions my wife and I feel confident that we are all on the same page.

We are prepared to submit proper paperwork and associated forms for proposed changes. We hope to start in late April. As finances allow, we look forward to making wonderful changes to our home that will make all satisfied. We want our home to be an asset to the Historical landscape of Glen Rose.

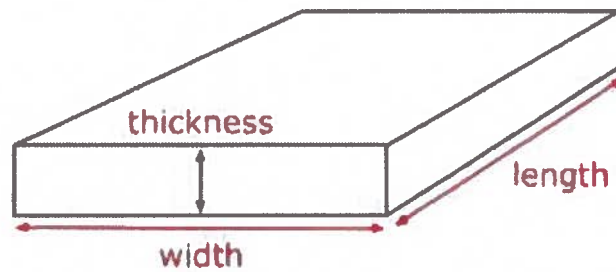
Please see attached pages for items that we want to address.

Sincerely,

Lewis and Dina Coppo

**Proposed Exterior Changes:**

- Replacing the front porch. For some time at least 3 years that I know of, the porch has rotten to the point that it has sagged. The 4 inch sagging of the right side has been shored up. Our plan is to reconstruct the Lean-To Porch which in design is very basic. **(Please see attached drawing which is a 3 post but we will add an extra post keeping to this design)**. The current size of the porch is approximately 4x10. Basically, covers the entry to the house. To accommodate my wife with her wheelchair or motorized cart, we would like to have a 4 (4x6) post, 8x20. Roof to be silver metal or matching current roof colored comp roof shingles designed porch depending on metal cost. Constructed to be symmetrical to the front windows and have better curb appeal in a sense, giving our home a better look while accommodating folks to gather under it in a comfortable manner. **(Please see attached material list)**. This very basic construction will be done by myself with the help of 5 others. We have planned it to be completed in a 5-day period. 8x20 concrete slab to have 3/8's rebar or what the building code requires.



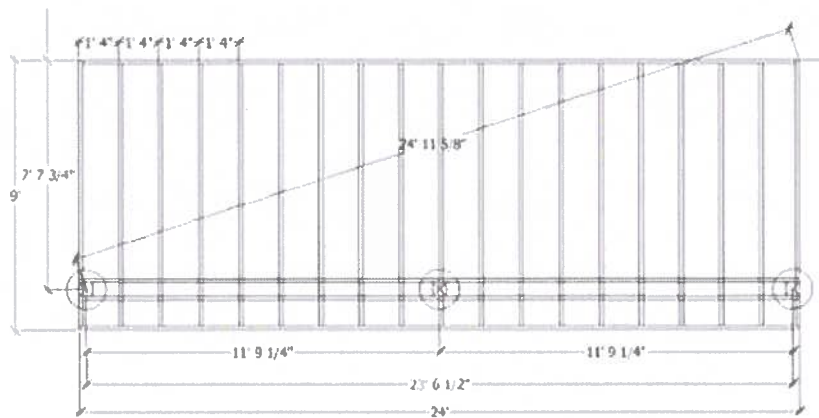
Length:	20	ft ▼
Width:	8	ft ▼
Thickness:	3	in ▼

Proposed Exterior Changes:

8'x24'x8' Lean-to Print Details

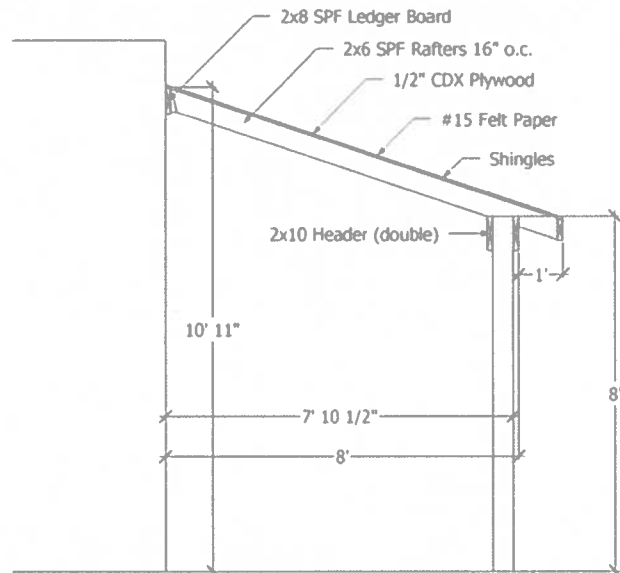


8'x24'x8' Lean-to Print Details

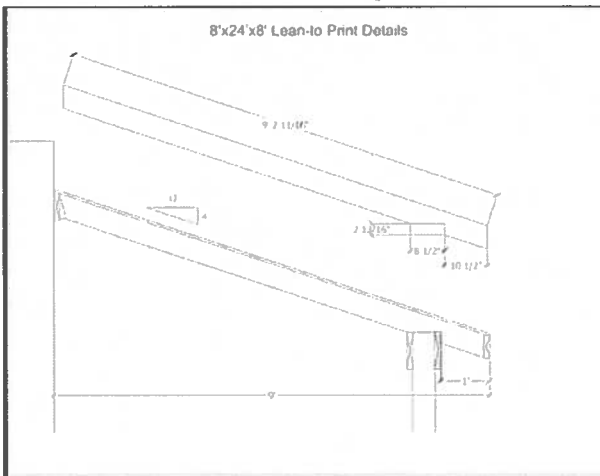


Proposed Exterior Changes:

### 8'x24'x8' Lean-to Print Details



8'x24'x8' Lean-to Print Details



8'x24'x8' Lean-to Print Details

**Materials Needed to Build 8'x24' wide Lean-to Roof**

- (3) 6x6x5 Pressure Treated Posts (or larger if spacing exists in plan or if higher roof is needed)
- (2) 2x4x8 Pressure Treated for Y-Braces
- (4) 2" x 12' x 12' SPF Headers (may also be pressure treated)
- (2) 2x8x12' 42 SPF Ledger Board (or pressure treated if attaching to concrete wall)
- (16) 2x6x12' 42 SPF Rafters (if spacing 16" o.c. Note: If spacing 24" o.c. use #1 2x6x12' rafter Pine rafters. If not using fascia, 2 end rafters should be pressure treated)
- (2) 2x6x12' 42 SPF Fascia Boards (or pressure treated if not covering with batts)
- (17) Jamb Hangers (for 2x6 rafters)
- (5) 1.5"x5.5"x10' Metal Fences
- (3) 10' Flashing (installed at ledger board/wall to prevent leaks)
- (8) 1/2" CDX Plywood (for roof sheathing)
- (1) Roll of #15 Felt Paper
- (5) Aluminum Drip Edge
- (20) Squares of Shingles
- Nails, Bolts, Other Hardware

**Proposed Exterior Changes:**

- Exterior Paint - The Exterior of the house would be painted with white paint on the brick with black trim using approved colors----The porch would be painted white. Using the same approved white color. The post would be the natural wood and stained natural. The look on the brick would be considered a whitewash look. Some of the current coloring of the brick would come through but overall looks would be white. Please see example picture. Looking to use Blue Kiss or White Sash. Would like to view swatch at Lowes before decision.

**BLUE KISS**

7004-11



LVY P50 MEA Available at Lowes  
 01 200, 204, 208 604040

**WHITE SASH**

7004-14



LVY P50 MEA Available at Lowes  
 01 200, 204, 208 604040



**Proposed Exterior Changes:**



- Painting of sheds.

The painting of the two shed's would be done with the approved rust color to be similar to the rust colored shed on the far right of the picture. Would like to see swatch of Russet Red before decision is made.



## RUSSET RED

2011-7



LRV

10

RGB

148, 79, 67

HEX

#944F43

Available at Lowe's

Changes to the trim and yard. Minor changes, but we have cleaned up th look of the property. As you can see the October 11<sup>th</sup> picture compared to the current picture is much different. We make sure the lawn in both the front ant backyards are mowed. We also have close friends drive by to check on the house to make sure things look proper. Again, our gola is to make sure we are an asset to the neighborhood and look forward to working with you all.

