

12/11/25

Date Received (staff use only)

City of Glen Rose Development Services Dept.

(254) 897-2272 ext. 109

Deliver to completed application and requirements to Historic Preservation Commission – Development Services Department  
100 NE Barnard Street Glen Rose, TX 76042 (254) 897-2272 ext. 109

Please refer to the city website at [www.glenrosetexas.org](http://www.glenrosetexas.org) or call the Development Services Department for a schedule of the Historic Preservation Commission meetings.

HISTORIC PRESERVATION COMMISSION (HPC)  
**CERTIFICATE OF APPROPRIATENESS APPLICATION**

The completed package must be delivered no later than three (3) weeks prior to the next scheduled HPC 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: The Glen Rose Hotel, LLC	Name: Michaella Ramler
Address: 201 SW Barnard St	Address: 150 E 1st St Lancaster TX 75146
Phone: 972-833-1090	Phone: 972-833-1090
Emai: admin@stewardingspace.com	Emai: admin@stewardingspace.com
Property Address: 201 SW Barnard St	Legal Description: Acres: 0.187, Tract: F7-24, Abst: A136, A136 MILAM CO SCH LD, TRACT F7-24
Present Use: Hotel	Built Circa: 1928
Proposed Use: Hotel	Current Zoning: B2 Commercial

Architect or Contractor Name: JQAQ Atelier, LLC / Architect Elyse Build, LLC / General Contractor

Contractor Phone Number: \_\_\_\_\_

Contractor Address: \_\_\_\_\_

Proposed Work / Design Description: Renovation of the hotel - exterior related, take off existing fire escape to restore to original elevations. Move fire escape to side of building. Remove flagstone from front pillars and restore to original brick below

Attachments:

- Scale Drawings with Dimensions
- Material Samples
- Rendering of Signage
- Historic Photos
- Current Photos
- Proposed Photos

*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: [Signature]

Approved  Denied  Conditions: \_\_\_\_\_

\_\_\_\_\_  
Preservation Commission Chair

\_\_\_\_\_  
Preservation Commission Officer

\_\_\_\_\_  
City Building Official

**THIS IS NOT A BUILDING PERMIT AUTHORIZING AND CONSTRUCTION OR REMODELING. CONTACT THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE START OF ANY WORK. THIS COA BECOME NULL AND VOID IF AUTHORIZED WORK IS NOT COMMENCED WITHIN 180 DAYS.**

## FOR STAFF / HPC MEMBERS USE ONLY

### HISTORIC PRESERVATION COMMISSION (HPC) CERTIFICATE OF APPROPRIATENESS CHECKLIST

The following items are requested for consideration of this application. These and additional items may be required, at the request of the Historic Preservation Commission, in order to consider the application as complete and filed.

Checklist Item	Comments
Applicant informed request must meet City Building Code/Ordinances	Yes
Historic Preservation Officer review/approval (unless waived by city)	Yes
Complete Certificate of Appropriateness Application	Yes
Detailed description of all proposed activities	Yes
Photographs of the property and areas of alteration provided	Yes
Scaled drawing illustrating all proposed activities, including: <ul style="list-style-type: none"><li>• Building elevations showing the proposed change</li><li>• Exterior building material(s) description</li><li>• Material samples</li><li>• Site plan</li><li>• Architectural drawings</li><li>• List of proposed colors and color numbers, chosen from the HPC approved colors</li></ul>	Yes
Authorization to represent the property owner, if the applicant is not the owner	Yes
Applications for signs must include a City Sign Permit Application and diagram of the sign with dimensions	NA



**TEXAS HISTORICAL COMMISSION**  
**HISTORIC RESOURCES SURVEY FORM**

**1. Identification**  
 County: Somervell City: Glen Rose (survey site 85)  
 Current name: Glen Hotel Historic name: Glen Rose Hotel  
 Address: 201 Southwest Barnard Street, Glen Rose, Texas 76043  
 Owner/address: The Glen Hotel, PO Box 2727, Glen Rose, Texas 76043  
 Photo data: Roll # Frame 16 to Roll # Frame 20  
 Current Designations: NR  NR District (Is property contributing? Yes  No  RTHL  HTC  SAL  Local  Other   
 Recorded by: Tarleton State University History 509 Class Date recorded: 13 April 2010  
 General architectural description: Two-story Spanish Renaissance Revival style cream brick and limestone hotel building with a later masonry portico and fire escape at the front; pressed metal decorative simulated ceramic tile at parapet  
 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 X	Post-war Modern
Italianate	Folk Victorian	Neo-Classical	Prairie	Ranch Style
Second Empire	Colonial Revival	Bauhaus Arts	Craftsman	Commercial Style
Eastlake	Renaissance Revival	Mission	Art Deco	No Style
Queen Anne	Exotic Revival	Monterey	Moorish	Other _____

**Structural Details:**

<b>Roof Type:</b> Gable Hipped Gambrel Shed Flat w/parapet X Dormers: gable hipped shed Other _____	<b>Wall Facade:</b> <u>3</u> Number of bays Stucco Stone X Brick X Wood shingle Log Terra Cotta Metal Siding type _____ Fieldstone veneer Awning(s) Other _____	<b>Windows:</b> Fixed X Wood sash X Double hung X Casement Aluminum sash Decorative screenwork Other _____ <b>Doors:</b> Single door primary <u>gd</u> X Double door primary entrance With transom With sidelights Other _____	<b>Plan:</b> L-plan 2-room T-plan Open Modified L-plan Center passage Bungalow Shotgun Irregular Four Square Rectangular Other _____ <b>Foundation:</b> Slab Pier and beam X Perimeter wall X Other _____
<b>Roof Materials:</b> Wood shingles Tile Composition shingles Metal Other: <u>tar</u>	<b>Chimneys:</b> <u>1</u> Specify number(s) Interior X Exterior Brick X Stone With corbelled caps Stuccoed Other _____	<b>Porches:</b> Shed roof Hipped roof Gable roof Inset Wood posts Brick piers Box columns	<b>Other:</b> Classical columns Tapered box supports Fabricated metal Spidework Jig-sawn trim Other: <u>stone piers</u>

Stories: 3 Basement: None X Partial  Full  Dimensions: L 122 x W 50 = Square feet 12,248 (tax)

**3. Integrity**  
 Location X Design X Materials X Workmanship X Setting X Feeling X Association X

**4. Function**  
 Historic Use: Agriculture  Commerce/trade X Defense  Domestic  Educational  Government  Healthcare   
 Industry/processing  Recreation/culture  Religious  Social  Other \_\_\_\_\_  
 Current Use: Agriculture  Commerce/trade X Defense  Domestic  Educational  Government  Healthcare   
 Industry/processing  Recreation/culture  Religious  Social  Vacant  Other \_\_\_\_\_

**5. Architectural History**  
 Architect: \_\_\_\_\_ Builder: \_\_\_\_\_  
 Construction date: 1928 Actual X Estimated \_\_\_\_\_ Source: History and Families Somervell County, pp. 25, 118  
 Additions/modifications, specify dates: Masonry portico and fire escape added to front at unidentified date  
 Relocated, specify former location and reason: \_\_\_\_\_  
 Other associated contexts and information of interest: \_\_\_\_\_

**6. Archeology Ground**  
 Original state  Disturbed X Explain: Disturbed from sidewalks, drives, and placement of underground utilities  
 Is a State Archeological Survey Form available for this site? Yes  No  Not known X  
 Details: \_\_\_\_\_


**7. Other Information**  
 Is prior documentation available for this resource? Yes  No  Not known  Type: HABS  Survey  Other \_\_\_\_\_  
 Details: \_\_\_\_\_

**8. Geographic Information**  
 Accessible to the public: Yes X No  Not known  Possible threat(s): None X Damage (i.e. natural disaster)  Neglect   
 Development  Major alteration  Relocation  Other \_\_\_\_\_ \*Note: Also see Endangered Historic Property Identification Form  
 USGS quad #: 68599 Year: 1928 Map scale: 1:24,000  
 UTM zone: 14 Easting: R17240 Northing: 3567028  
 Legal description (Lot/Block): A136 Milam County School Land, Tract FT-25  
 Address: \_\_\_\_\_ Year of addition: \_\_\_\_\_

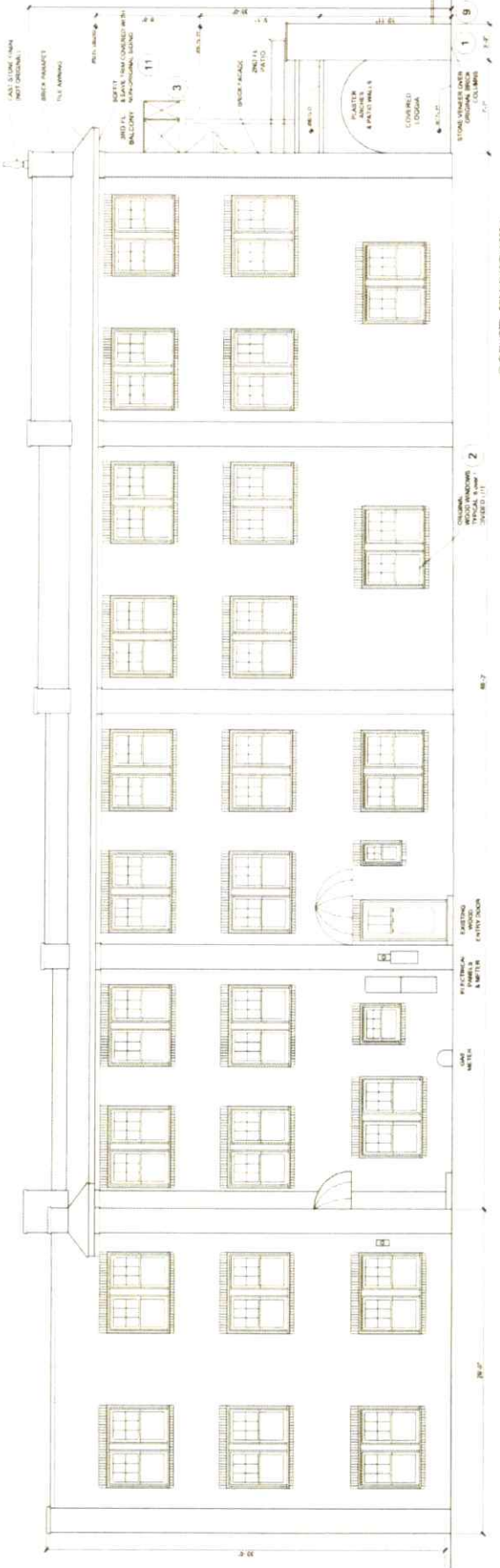
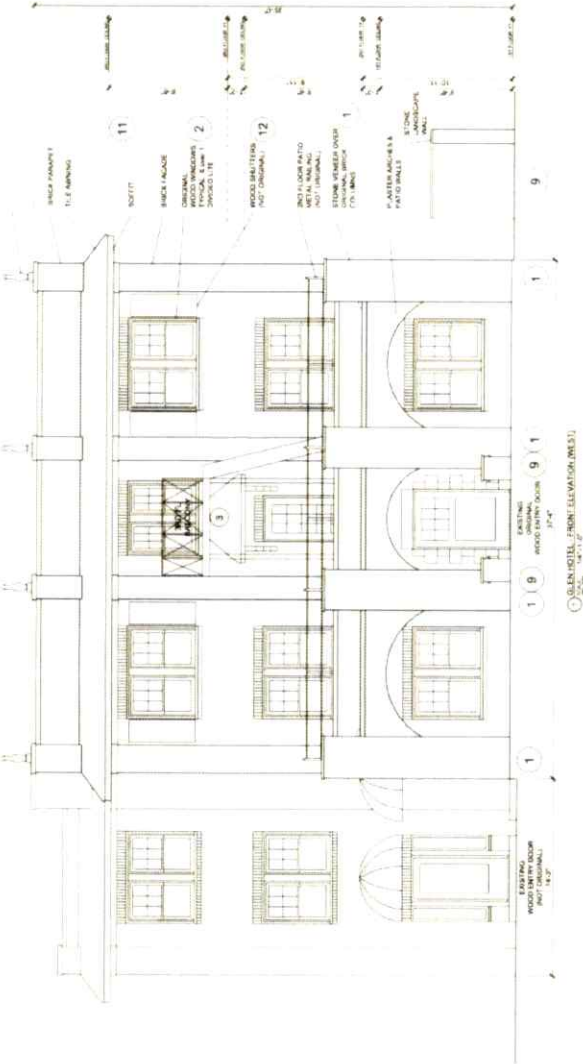
**9. Significance**  
 Applicable National Register (NR) criteria:  
 A. Associated with events that have made a significant contribution to the broad pattern of our history.  
 B. Associated with the lives of persons significant in our past.  
X C. Embodies the distinctive characteristics of a type, 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: 1928  
 Level of significance: National  State  Local X  
 Possible NR district: Yes X No  Is property contributing? Yes X No   
 10. Priority (See manual for definitions) High  Medium X  Low   
 Explain: \_\_\_\_\_

Questions?  
 Contact survey coordinator  
 History Programs Division, Texas Historical Commission  
 at 512-463-5853 or history@tsc.state.tx.us

 **TEXAS HISTORICAL COMMISSION**  
The Basic Survey for Historic Preservation  
 www.tsc.state.tx.us

EXTERIOR ELEVATIONS - EXISTING



2 GLEN HOTEL, SIDE ELEVATION (WORK)

EXISTING WOOD SHINY DOOR 37'-4"

EXISTING WOOD SHINY DOOR 37'-4"

EXISTING WOOD SHINY DOOR 37'-4"

