

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 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: Lowell Underwood	Name: Same as property owner
Address: P. O. Box 520 Prosper, Texas 75078	Address:
Phone: 214-850-0922	Phone:
Email:	Email:
Property Address: 206 NE Vine Street	Acres 0.433, Abst: A136, Subd: G0500, Blk: 00008, Lot: 2-3 & PT OF 1, GLEN ROSE TOWNSITE, BLOCK 8, LOT 2 & 3, PT OF 1
Present Use: Vacant	Built Circa: 1945
Proposed Use:	Current Zoning: B3

Architect or Contractor Name: Lowell Underwood

Contractor Phone Number: 214-850-0922

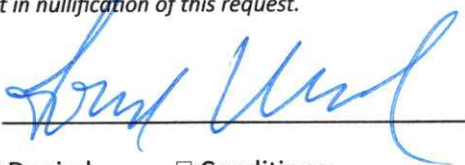
Contractor Address: See above

Proposed Work / Design Description: Demolish the current property See all attached information

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:  Applicant's 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	TBD
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: • Building elevations showing the proposed change • Exterior building material(s) description • Material samples • Site plan • Architectural drawings • List of proposed colors and color numbers, chosen from the HPC approved colors	NA
Authorization to represent the property owner, if the applicant is not the owner	NA
Applications for signs must include a City Sign Permit Application and diagram of the sign with dimensions	NA

Applicant's Statement in Support of Certificate of Appropriateness

Property: 206 Northeast Vine Street

Request: Demolition of Existing Residence

The owner respectfully requests approval of a Certificate of Appropriateness to demolish the residence located at **206 Northeast Vine Street, Glen Rose, Texas.**

The residence is not individually designated as a City of Glen Rose Landmark, is not a Recorded Texas Historic Landmark (RTHL), and is not individually listed on the National Register of Historic Places. The property is located within the Glen Rose Historic District Overlay and was identified in the 2010 Glen Rose Historic Resources Survey as a contributing resource to a potential National Register Historic District because of its architectural significance as a ca. 1945 Ranch-style residence. The survey also identified the property's historic welded steel lattice television antenna as a noteworthy historic feature.

The property has recently been sold to **Somervell County**, with the sale contingent upon the property being conveyed as a vacant lot. The seller has not been provided any additional information regarding the County's intended future use of the property.

The residence has been vacant for a number of years and has been actively marketed for sale during that time with limited success. While limited maintenance has been performed to protect the structure and maintain the property, rehabilitation, relocation, or continued marketing of the residence for preservation were not conditions of the sale and are not proposed as part of this application.

A Historic Resource Inventory Inspection completed on April 5, 2025, documented that the residence remained vacant and within the Glen Rose Historic District Overlay. The inspection further noted that the property had been maintained on a limited basis during its vacancy.

Recognizing the historic character of the property, the owner proposes several measures to preserve significant elements associated with the site. Prior to demolition, the residence will be photographically documented for inclusion in the permanent records of the Glen Rose Historic Preservation Commission. These photographs, together with the 2010 Historic Resources Survey and the 2025 Historic Resource Inventory Inspection, will preserve a permanent historical record of the property.

Additionally, the historic welded steel lattice television antenna will be carefully removed before demolition and donated to either the **Somervell History Foundation** or the

Somervell County Historical Society for preservation, interpretation, and future public display at one of the community's museums.

The existing concrete retaining walls located along the street frontage will remain in place and will not be included in the demolition. Upon completion of the work, all demolition debris will be removed, and the property will be left as a vacant lot.

The owner recognizes that the demolition of a contributing resource within the Historic District Overlay represents a change to the historic fabric of the district. However, through the photographic documentation of the property, preservation of the historic television antenna, and retention of the existing retaining walls, every reasonable effort is being made to preserve and interpret significant historic features associated with the property while fulfilling the conditions of the property's sale.

Thank you for your consideration of this request.

Respectfully submitted,

A handwritten signature in blue ink, reading "Lowell Corky Underwood". The signature is fluid and cursive, with the first name "Lowell" being more prominent and the last name "Underwood" written in a more compact, cursive style.

Lowell Corky Underwood

HISTORICAL RESOURCE INVENTORY INSPECTION REPORT

ADDRESS: 206 Northeast Vine Street (R000004749) COMMERCIAL RESIDENTIAL X
DESCRIPTION: 1 STORY 2 STORY X OCCUPIED: Y N X
PAINT COLOR: Olive-green siding DATE OF INSPECTION: 5th of April 2025
TRIM COLOR: INSPECTOR: Ann Carver

Inspection Item	Good	Fair	Poor	Remarks
Foundation condition	X			Pier and Beam
Exterior walls condition (include paint condition)	X			Per Historic Resource Survey (2010) olive-green asbestos siding
Doors and windows condition (include paint condition)	X			Large picture window on front, double hung wood sash windows in other places
Roof condition	X			Gable composition shingles. New roof in the last few years approved with COA
Porches/patios condition	X			
Carport/garage condition	X			2 level with living quarters above
Fencing type and condition				None noted
Sidewalk/driveway condition	X			No noted problems
Lighting type and condition	X			
Landscaping well maintained? (grass, trees, shrubs, weeds)	X			Concrete retaining wall along part of street side, terracing
Commercial sign(s)? Street number clearly visible? Historic Plaque displayed?	X			Street number visible, no historic plaque
Detached structures? In good condition? Pool? Is it well maintained?				None
Property free of trash and debris? Inappropriate items stored outside? (tires, construction materials, junk cars, etc.)	X			None noted around proper

Signature of Inspector: _____

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

COMMENTS:

Acres: 0.433, Lot: 2-3 & PT OF 1, Blk: 00008, Subd: G0500, Abst: A136, Glen Rose Townsite, Block 8, Lot 2 and 3, PT of 1

This property has been vacant for many years. Sign out front states currently for sale.

Property has been maintained on the exterior; trees have been pruned. Overall, it is in good shape for vacant property.

This property lies within the boundaries of the Glen Rose Historic District Overlay. Therefore, it is reviewed. There was not an annual inspection done on this building in 2024.

HISTORIC RESOURCES SURVEY FORM

1. Identification

County Somervell City Glen Rose (survey site 39)Current name residence Historic name residenceAddress 206 Northeast Vine Street, Glen Rose, Texas 76043Owner/address Mrs. Bob G. Gibbs, PO Box 98, Glen Rose, Texas 76043Photo data: Roll 4 Frame 27 to Roll 4 Frame 34Current 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 Split-level ranch-style frame house expanded from a rectangular minimal traditional frame residence with olive-green asbestos siding, large decorative stone fireplace, and attached two-level garage/living area at southwest end.

Outbuildings (Specify number and type):

Garage _____ Barn _____ Shed _____ Other playhouse for children

Archeological evidence of outbuildings, specify _____

Landscape/site features:

Sidewalks ☒ Terracing ☒ Drives ☒ Well/cistern _____ Gardens _____ Other Concrete retaining wall along part of street side of lot.

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 _____

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 <u>one picture window</u>	Irregular
hipped	Metal	Doors:	Four Square
shed	Siding, type <u>asbestos</u>	Single-door primary entrance	Rectangular ☒
Other <u>pyramidal at SW end</u>	Fieldstone veneer	Double-door primary entrance	Other _____
Roof Materials:	Awning(s)	With transom	Foundation:
Wood shingles	Other _____	With sidelights	Slab Pier and beam
Tile	Chimneys:	Other _____	Perimeter wall
Composition shingles ☒	<u>1</u> Specify number(s)	Porches:	Other _____
Metal _____	Interior	Shed roof ☒	Classical columns
Other _____	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>front roof overhang</u>
Solid stone	Other _____	Box columns	
Other _____			

Stories: 2 Basement: None ☒ Partial _____ Full _____ Dimensions: L 88 x W 26 = Square feet 2,288

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: _____

Construction date: Ca. 1945 Actual Estimated ☒ Source: _____

Additions/modifications, specify dates: Split-level addition made at southwest end at unknown date.

Relocated, specify former location and reason: _____

Other associated contexts and information of interest: Includes historic welded steel latticework television antenna

6. Archeology Ground

Original state Disturbed ☒ Explain Disturbed from sidewalks 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: 617194 Northing: 3567298

Legal description (Lot/Block): Glen Rose Townsite, block 8, lots 2 and 3, part of lot 1

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: Ca. 1945

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

www.thc.state.tx.us



Glen Rose Historic Resources Survey, Site 39 (roll 4, exp. 27), residence, 206 Northeast Vine Street, northeast to front and split-level southwest end.



Glen Rose Historic Resources Survey, Site 39 (roll 4, exp. 28), residence, 206 Northeast Vine Street, southeast to front of house showing what appears to be the concrete drive that served an earlier garage before the structure was expanded with a combined split-level garage/living area at the southwest end.



Glen Rose Historic Resources Survey, Site 39 (roll 4, exp. 29), residence, 206 Northeast Vine Street, south to front and northeast end, showing historic television antenna.



Glen Rose Historic Resources Survey, Site 39 (roll 4, exp. 30), residence, 206 Northeast Vine Street, south to northeast side showing stone veneer at base of wall, asbestos siding on upper portion of wall, and the lower portion of the historic television antenna.



Glen Rose Historic Resources Survey, Site 39 (roll 4, exp. 31), residence, 206 Northeast Vine Street, south to detail of welded steel television antenna.



Glen Rose Historic Resources Survey, Site 39 (roll 4, exp. 32), residence, 206 Northeast Vine Street, southwest to rear and northeast side showing screened/glass porch on rear.



Glen Rose Historic Resources Survey, Site 39 (roll 4, exp. 33), residence, 206 Northeast Vine Street, southeast to entry, picture window, and decorative stone chimney on front.



Glen Rose Historic Resources Survey, Site 39 (roll 4, exp. 34), residence, 206 Northeast Vine Street, northeast to split-level garage/living area at southwest end of house.