

PRESERVATION COMMISSION MEETING

Tuesday, February 24, 2026 at 5:30 PM

Glen Rose City Hall, Council
Chambers, 201 NE Vernon, Glen
Rose, TX 76043



AGENDA

A live stream of this meeting is available on the City's YouTube page.

CALL TO ORDER

Pledge of Allegiance, Roll Call

CONSENT AGENDA

1. Consider approval of minutes from January 20, 2026 Historic Preservation Commission Meeting
2. Consider approval of Certificate of Appropriateness Application as submitted by Heather Bienko for 706 SW Barnard St
3. Consider approval of Certificate of Appropriateness Application as submitted by Heather Bienko for 804 NE Barnard St

INDIVIDUAL ITEMS FOR CONSIDERATION

4. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Keith Sauls for 204 NE Barnard St for signage
5. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Keith Sauls for 204 NE Barnard St
6. Discussion, consideration and possible action regarding City Tax Credit Incentive Program application for 115 W Elm
7. Discussion, consideration and possible action regarding AARP Grant
8. Update regarding the Facade Grant Program
9. Update regarding the THC First Street Initiative

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 201 at least 48 hours prior to the meeting to request such assistance.

CERTIFICATION

I, Veronica Welch, 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: **Thursday, February 12, 2026**, and remained posted for at least two hours after said meeting was convened.

Veronica Welch, City Secretary

Certification of NOTICE OF MEETING was removed on: _____ at _____ am/pm
by _____ . _____



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	2/24/26		
AGENDA SUBJECT:	Consider approval of minutes from January 20, 2026 Historic Preservation Commission Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	2/11/26
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.			

**Glen Rose Historic Preservation Commission
City Hall
201 SW Vernon Street
January 20, 2026
Regular Scheduled Meeting Minutes**

Moderator: Ann Carver, Vice Chairperson

Recorder: Karen Braswell

Ann Carver, Vice Chairperson, called the meeting to order at 5:30 pm.

a. Pledge of Allegiance, US Flag

b. Roll call and verification of quorum: Attendees: Ann Carver, Karen Braswell, Sherri Steenson, Ember McCune, Austin Bewley all present. Melinda Patrick Via Zoom

A quorum has been established, and the meeting will proceed.

Non-voting Heather Bienko, Historic Preservation Officer (HPO) and David Lebron Building and Code Officer

2. Consent Agenda (Chairperson).

A. Ann Carver read the following: Approve the minutes from November 18, 2025, and December 16, 2025 Preservation Commission Regular Scheduled Meetings, Certificate of Appropriates Application as submitted by Pamela Streeter for 205 SW Barnard Street and Certificate of Appropriateness Application as submitted by Jim Holder for the City of Glen Rose 301 NE Barnard Street.

Sherri Steenson made the motion to approve as submitted all consent agenda items; Ember McCune made the second. Ann Carver called for a vote. Motion Passed 6-0.

3. Individual Items for Consideration (Chairperson).

A. Discussion, consideration and possible action regarding Certificate of Appropriateness for as submitted by Michaela Rambler for 201 SW Barnard Street. Renovations of the hotel – exterior related, take off the existing fire escape to restore original elevations. Move fire escape to the side of the building. Remove flagstone from front pillars and retire to original brick below.

Ann Carver asked if the original historic pictures had been submitted – No historic pictures were submitted. Ann provided some historic pictures that she was able to locate. Ann noted that this building was a City Landmark in 2008 and included in the National Register of Historic Downtown in 2014. This building was contributing to the NRH Downtown District. No historic pictures of the original location of the fire escape from the 1920's.

Michaela stated that the fire escape needs to be on the right side of the building and will be a switch back. It cannot be put on the back of the property since that is another landowner. It will make safer egress at the front and keep room count at 30. Current location does not meet code (working with consultants). Placed towards the front right side, we will have to remove windows to make a door; this will be done on all three (3) floors. Fire escape will be painted metal and match or blend with the historic building. Again, this will be switched back with landings with final exit facing Barnard Street.

Pam Streeter asked about the narrowness of space between the building and the current fencing. Michael: It meets requirements and will only work with the switch back.

The Removal of the flagstone from the pillars to take back to the original brick.

Ann Carver: as you can see in the historic pictures, the pillars were brick.

Michaela stated we are hoping that the brick is in good shape and can be used without replacing any bricks. If bricks must be replaced, they will match what exists. They would remove a small area on the back of pillars to see if bricks are still there prior to full removal.

Ann Carver suggested that a COA be filled out for everything to be reviewed. This eliminates coming into our commission every time. Ann explained that a COA is good for 180 days and that this has been done before. This will also give an overall view of the work and look that is trying to be obtained. It will also keep up with the historic preservation of this building.

Ann Carver made the motion to accept as submitted, replacing the fire escape to right side of the building, that it will be a switchback, black or blend with the historic building. Remove and replace three (3) windows on the right south side of the building and replace with appropriate doors. Remove flagstone from pillars and expose and restore the original bricks or replace them with matching bricks. Second by Ember McCune. Ann called for a vote. Motion Passed 6-0.

B. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Rita Smith for 115 W Elm Street.

This is a request for a sign to be placed above the current awning, 170 x 36. Drawings and pictures are included with the COA.

Ann did review with commission and Heather that this was the same type of sign that had been previously approved for this building with a different tenant.

Rita went on and discussed that it will have a green background and that the rose may have a little more color (brighter). Karen did let her know that any additional changes would require a new COA. As Mrs. Smith wanted it to have either a green or black background. Mrs. Smith acknowledged understanding. She did want the sign to be able to cover a larger section of the building.

Ann Carver made the motion: Approve the COA as submitted with the following the sign can have either a green or black background. The size of the sign will not exceed exterior door frame to exterior door frame. She will need to obtain a sign permit from the city. Second, by Sherri Steenson. Ann then called for a vote. Motion passed 6-0.

C. Discussion, consideration and possible action regarding Grants recommendations. Heather Bienko reviewed the façade grant and the process that she and the design committee use to determine the recipients. The commission has received all the information in our packets. Sherri Steenson made the motion to accept the façade grant awarded and forward to the city council for review. Second was made by Austin Bewley. Motion passed 4-0 with Ann Carver, Ember McCune and Karen Braswell all abstaining from the vote since they had grant applications.

D. Discussion, consideration and possible action regarding grants.

Ann let everyone know that the CLG grant has been submitted. Received and acknowledgement letter from Kelly Little, CLG State coordinator that the grant has been received. The decision dateline is May 2026. The grant was submitted for \$40,000. Melinda Patrick contributed with the breakdown of our matching dollars. This grant if awarded will be used to update the current Preservation Plan that was written in 2008.

Ann reviewed other grant opportunities T-Mobile Rural Grant, award amount up to \$50,000 is due by March 2026. Explained we would not be able to make that deadline, but they award a grant every quarter. We will look at the Spring quarter.

Ann did let the commission know that we have been accepted into the First Street Initiative, which is a gateway to Main Street American. There will not be a cost to the City of Glen Rose to participate in this program. This program is designed to assist us with the Historic Downtown and other areas of the city, including but not limited to Heritage Park. This program requires a designated person. Ann Carver will represent us with Heather Bienko, HPO as the backup designate.

D. Discussion, consideration and possible action regarding the City Tax Credit Incentive Program.

Heather Bienko, HPO let us know that she presented the Façade Grant Program to the City Council last week for final approval. The City Council approved as submitted.

Tax Incentive Program initiated by the City of Glen Rose for Historic properties allows for submission of exterior work that has been performed in 2025 to receive up to 50% Ad valorem tax back. Letters were sent out to all Historic property owners. Deadline for submission is 31st of January 2026. Property owners must submit applications with receipts and proof of payment for HPC to review. Once reviewed HPC they are then submitted to the City of Glen Rose Council for final approval.

The following applications have been submitted for review.

- 102 A, B, C Walnut Street – painting of exterior and roof work
- 706 SW Barnard Street – lawn sprinkler system
- 804 NE Barnard Street -signs

Ann Carver made the motion to approve and submit to City Council in March for final decision for 102 A, B, C Walnut Street, 706 SW Barnard Street, and 804 NE Barnard as related to the Tax Credit Incentive Program. Second by Austin Bewley. Ann called for a vote. Motion passed 6-0

Having no further business before this commission Ann Carver adjourned the meeting at 6:44 pm.

Melinda Patrick, Chairperson

Heather Bienko, Historic Preservation Officer



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	2/24/2026		
AGENDA SUBJECT:	Consider approval of Certificate of Appropriateness Application as submitted by Heather Bienko for 706 SW Barnard St		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	1/13/2026
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.			

1/13/20 Date Received (staff use only)

City of Glen Rose Development Services Dept.

(254) 897-2272 ext. Item 2.

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: Barnard Street Corp	Name: Heather Bienko
Address:	Address:
Phone:	Phone:
Emai:	Emai:

Property Address: 106 S.W. Barnard	Legal Description:
Present Use: Short Term Rental	Built Circa:
Proposed Use: //	Current Zoning:

Architect or Contractor Name: JRC Signs

Contractor Phone Number:

Contractor Address:

Proposed Work / Design Description: Short term rental sign on post in front yard.

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

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: • 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	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	yes

Proof Review



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CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	2/24/2026		
AGENDA SUBJECT:	Consider approval of Certificate of Appropriateness Application as submitted by Heather Bienko for 804 NE Barnard St		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	1/13/2026
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.			

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HISTORIC PRESERVATION COMMISSION (HPC)
CERTIFICATE OF APPROPRIATENESS APPLICATION

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Property Owner	Applicant / Tenant / Owner's Representative
Name: Chalk Mountain Group	Name: Heather Bienko
Address:	Address:
Phone: 214-914-5330	Phone: 214-914-5330
Email: jandhbienko@	Email:

Property Address: 804 NE Barnard	Legal Description:
Present Use: Short Term Rental	Built Circa:
Proposed Use: Short Term Rental	Current Zoning:

Architect or Contractor Name: JRC Signs

Contractor Phone Number:

Contractor Address:

Proposed Work / Design Description: Short term rental sign on post in front yard

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

FOR STAFF / HPC MEMBERS USE ONLY

HISTORIC PRESERVATION COMMISSION (HPC)
CERTIFICATE OF APPROPRIATENESS CHECKLIST

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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	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	yes

Proof Review



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CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	2/24/2026		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Keith Sauls for 204 NE Barnard St for Signage		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	02/03/2026
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.			

2/3/26

Date Received (staff use only)

City of Glen Rose Development Services Dept.

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HISTORIC PRESERVATION COMMISSION (HPC)
CERTIFICATE OF APPROPRIATENESS APPLICATION

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Property Owner	Applicant / Tenant / Owner's Representative
Name: <u>Glen Rose Masonic Lodge</u>	Name: <u>Keith SAULS</u>
Address: <u>204 NE Barnard Street</u>	Address: <u>1807 CR 318, GLEN ROSE TX</u>
Phone: <u>210-286-5702</u>	Phone: <u>210-286-5702</u>
Email:	Email: <u>csdog@yahoo.com</u>

Property Address: <u>204 NE Barnard St</u>	Legal Description:
Present Use: <u>Masonic Lodge & Eastern Star</u>	Built Circa: <u>1965</u>
Proposed Use: <u>No change</u>	Current Zoning:

Architect or Contractor Name: Southern Sign Services

Contractor Phone Number: 817-894-1158 or 817-573-1888

Contractor Address: 6530 W Hwy 377 TOLAR TX 76476

Proposed Work / Design Description: "Replicate" Masonic and Eastern Star

signs and "Glen Rose Masonic Lodge" sign on Awning. The current symbols are beyond repair.

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.

Current Lodge Master
Owner's Signature: Keith D. Sauls Applicant's Signature: Keith D. Sauls

☐ 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

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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	Yes



Job Name: Masonic Lodge Glen Rose
Elevation: Building
Location Address: Glen Rose, TX
COLORS TBD

Date 10/29/2025
Rev 1
Sales: Adam



DIRECT MOUNT LED CHANNEL LETTERS

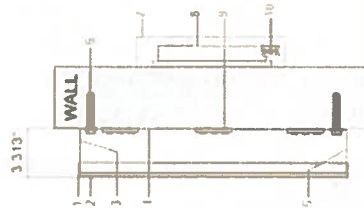
SPECIFICATIONS FOR FABRICATION AND INSTALLATION:

Internally illuminated channel letters built to UL specification
Letter or photo (will be installed by others)
Primary electrical requirement 120 volt (installed within six feet of sign by licensee electrician)

Letters painted white for increased illumination

Total square feet

- Wall Color
1. Insignia BLACK
 2. 188' Acrylic Face PRINTED
 3. 040' Aluminum Return BLACK
 4. 040' Aluminum Back
 5. 25' Drain Holes
 6. Required Hardware
 7. Electrical Box
 8. LED Power Supply 1 (each flow)
 9. LED Module Cat 3 mod 6500K White
 10. 20amp Breaker and Switch



FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK. INSTALL TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION

All Proof provided via email are for checking content only. THEY ARE NOT MEANT FOR COLOR OR PRINT QUALITY. Please review proof(s) carefully as (Southern Sign Services) is not responsible for errors once art has been approved. Be sure to check Layout Spelling, Capitalization, Punctuation, Phone #s, & verification of colors before approving. Once you have reviewed your art proof, please sign & email back. DUE TO LIMITED INK COLORS IN INDIVIDUAL MONITORS & PRINTERS, THE CHROMATIC PROOF COLORS MAY VARY FROM THE FINAL OUTPUT. COLOR Rendering may vary from actual sign due to superimposing the drawing onto a photo.

ELECTRICAL NOTES

Sign Company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician. Each sign must have 1. A minimum of one dedicated 120V/20A circuit 2. Junction box installed within 6 feet of the sign 3. Three wires 1 no. Ground, Neutral

NOTE: THIS DRAWING IS THE PROPERTY OF SOUTHERN SIGN SERVICES AND ALL RIGHTS TO IT'S REPRODUCTION AND DISPLAY ARE RESERVED BY SOUTHERN SIGN SERVICES
1-817-285-1111 FAX 1-817-285-1111 • 1-800-803-9207 • 1-817-363-6499

Signature:

Date:

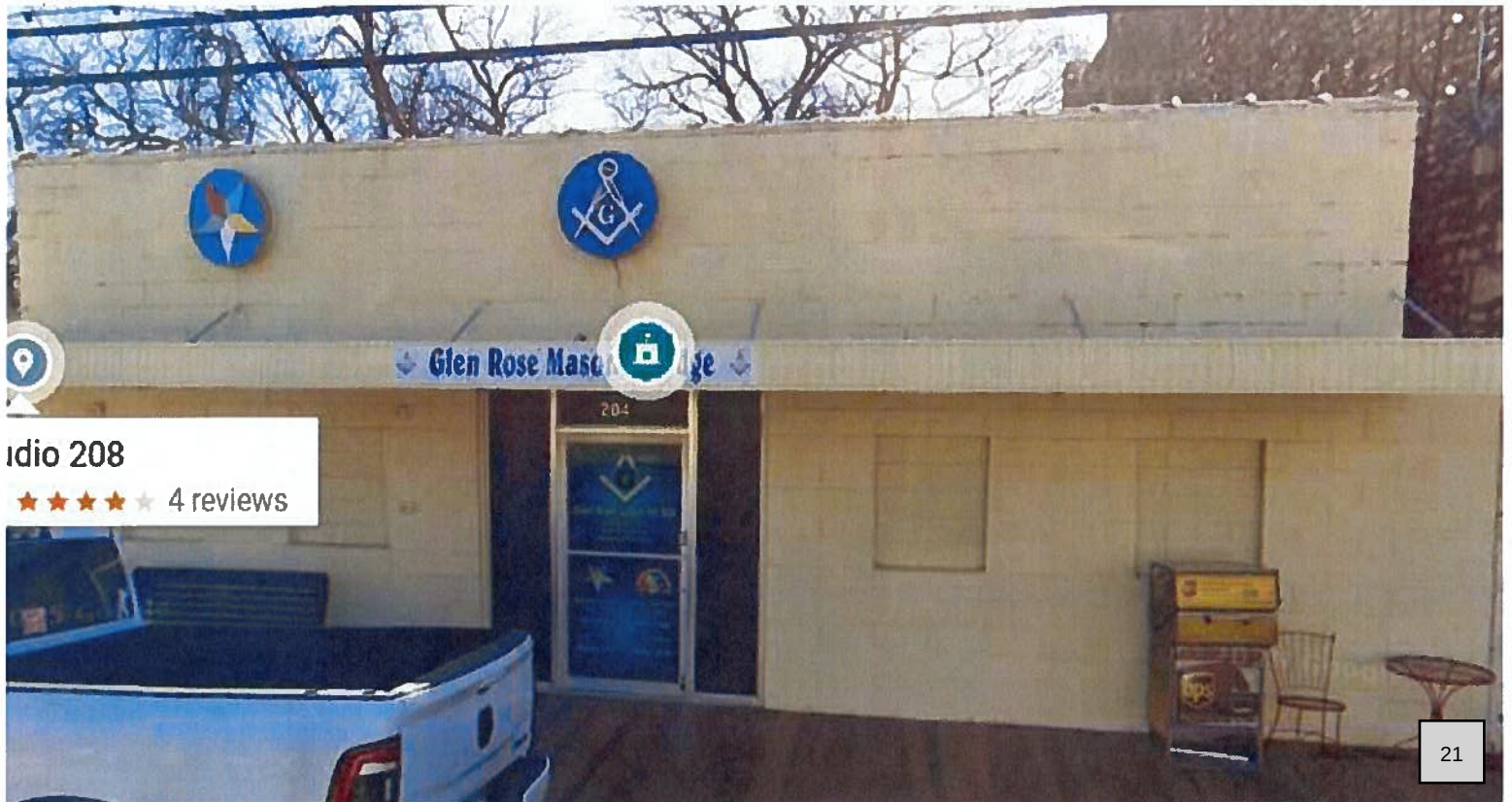
Please return to Southern Sign Services. Signature below indicates approval of BOTH design & placement of sign.

204 NE Barnard St. – Masonic Lodge

Glen Rose National Historic District – No

Glen Rose Resource Survey – No

14.02.053 Historic Overlay District - Yes





CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	2/24/2026		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Keith Sauls for 204 NE Barnard St		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	02/03/2026
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.			

2/3/20

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
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HISTORIC PRESERVATION COMMISSION (HPC)
CERTIFICATE OF APPROPRIATENESS APPLICATION

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Property Owner	Applicant / Tenant / Owner's Representative
Name: <u>Glen Rose Masonic Lodge</u>	Name: <u>Keith Sauls</u>
Address: <u>204 NE Barnard Street</u>	Address: <u>1807 CR 318, Glen Rose TX 76043</u>
Phone: <u>210-286-5702</u>	Phone: <u>210-286-5702</u>
Emai:	Emai: <u>CS dog@yahoo.com</u>
Property Address: <u>204 NE Barnard St</u>	Legal Description:
Present Use: <u>Masonic Lodge & Eastern Star</u>	Built Circa: <u>1965</u>
Proposed Use: <u>No change</u>	Current Zoning:

Architect or Contractor Name: Lee Carnes / Lucky's Construction

Contractor Phone Number: 817-240-9407

Contractor Address: 3236 CR 407, Nemo TX 76070

Proposed Work / Design Description: Pressure wash, prep, prime and paint front of Building and Awning. Repairs as needed. PAINT TO BE SAME color as close as possible.

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.

current Lodge Master
 Owner's Signature: Keith D. Sauls Applicant's Signature: Keith D. Sauls

☐ 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: • 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	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



Item 5.

204 NE Barnard St. – Masonic Lodge

Glen Rose National Historic District – No

Glen Rose Resource Survey – No

14.02.053 Historic Overlay District - Yes



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	2/24/2026		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding City Tax Credit Incentive Program application for 115 W Elm		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	1/22/2026
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.			

INCENTIVE IMPROVEMENT PROGRAM TAX CREDIT REQUEST

1. Name of Applicant(s): Catherine Vaughn
2. Mailing Address of Applicant: PO Box 1372
3. Contact Information including phone number and email: Vaughn Catherine@yahoo.com
4. Property Address: 115 Elm St
5. Project Cost: \$ 900.00
6. The following are attached to this application: Invoice River Glen Studio

Invoice related to exterior work showing date completed _____

A written description of the project with drawings if needed Re-work Garden Plant New Plants

The undersigned applicant affirms that:

1. They own the property and will receive up to 50% of their City of Glen Rose ad valorem tax
2. The information in the application is true and accurate.
3. The applicant has read and understands the conditions of the program.
4. The City of Glen Rose has reserved the right in its sole discretion to reject this application.

Applicant Signature: Catherine Vaughn Date: 1-2-26

Business Name: NA

Project Eligibility Requirements

- Property must be free of city liens or delinquent property taxes.
- Applicant must not be past due in sales tax remittance.
- Property must not have received funding less than 1 year prior to application date.
- A complete application must be received and verified by city staff and approved by HPC and City Council

Eligible Improvements

For consideration of the tax credit, improvements are required to be on the exterior and visible to the public. Improvements must also comply with zoning district design standards of applicable zone and all applicable state and local requirements.

Eligible improvements include (but are not limited to):

- New Roof, Roof repair
- Front porch additions and enhancements
- New or enhanced attached or detached signage and/or awnings
- Façade facelift – paint, trim, cladding
- Exterior lighting
- New storefronts
- Window replacement and window framing
- Hardscape improvements such as sidewalk pavers, concrete off-street parking, fencing visible to the public, and lamp posts.
- Landscaping improvements including the design, installation and permanent maintenance components (i.e. – irrigation system)

River Glen Studio

Karen Richardson Landscape Architect

PO Box 239

303 SW Barnard

Glen Rose Texas 76043

riverglen1686@gmail.com

254-897-1960 cell

254-897 7364

12-31-25

December 31, 2025

Catherine Vaughn

Glen Rose

DOWNTOWN BUILDING

Rec'd

I 500

II 500

STATEMENT

Plants Installed

3	Texas Sage	5 gallon	114	
1	Lindheimer Muhly	3-5 gallon	36	150
1	Red Yucca	3 gallon	30	
1	Whale Tongue Agave	7 gallon	60	90
1	Texas Redbud	5 gallon	24	
1	Flowering Senna (Cassia)	3 gallon	12	44
1	Coronation Gold Yarrow	1 gallon	8	
1	Creeping Germandar	1 gallon	12	
1	Damianita	1 gallon	8	20
6	Skullcap (pink, purple)	1 gallon	48	
3	Little Bluestem	1 gallon	30	78
1	Mexican Oregano	1 gallon	8	
1	Pavonia	1 gallon	8	
1	Tx Betony	1 gallon	10	34
1	Winecup	1 gallon	8	
				44

Planting Omar Aguillar

250

RR Group to date

milkhouse + milk eat 3 hours

Credit
Balance
Paterson

660
240
900

150

2025 TAX STATEMENT

SOMERVELL CENTRAL APPRAISAL DISTRICT

112 ALLEN DRIVE
GLEN ROSE, TX 76043

PHONE: (254) 897-4094
FAX: (254) 897-3258
EMAIL: SOMERVELLCAD@YAHOO.COM

VAUGHN CATHERINE
1634 CR 301
GLEN ROSE, TX 76043

IF PAID IN	*ADDN FEES	AMOUNT DUE
OCT OF 2025	0.00	5,535.74
NOV OF 2025	0.00	5,535.74
DEC OF 2025	0.00	5,535.74
JAN OF 2026	0.00	5,535.74
FEB OF 2026	387.50	5,923.24
MAR OF 2026	498.23	6,033.97

*ADD'L FEES MAY INCLUDE, BUT ARE NOT LIMITED TO: LATE FILING, PENALTIES, INTERESTS, ATTORNEY, OR ANY APPLICABLE COST OR FEE

PENALTY & INTEREST IF PAID AFTER JANUARY 31ST
FEB 07% MAR 09% APR 11% MAY 13% JUN 15% JUL 18%
* IF NOT PAID PRIOR TO JULY 1ST, ADDITIONAL ATTORNEY FEES MAY APPLY



10/2/2025 OFFICE USE ONLY

\$5770

PROPERTY IDENTIFICATION	(1)	LEGAL DESCRIPTION	EXEMPTIONS	TAXABLE	TAX RATE	TAX AMT	TAX DUE	*ADDN FEES	TOTAL DUE
PROP ID: R00005770		ABST: A136, SUBD: G0500, BLK: 00002, LOT: 1 & 2 IMPROVEMENT		0	344,220	.270000	929.39	0.00	929.39
GEOID: G0500000002001000		(57X100), GLEN ROSE TOWNSITE, BLOCK 2, LOT 1 & LAND		0	344,220	.324600	1,117.34	0.00	1,117.34
SITUS: 115 W ELM ST GLEN ROSE		2 (57X100) ACRES: 0.131		0	344,220	.789600	2,717.96	0.00	2,717.96
YEAR TAXING ENTITIES				0	344,220	.1059979	364.87	0.00	364.87
2025 CGR City of Glen Rose				0	344,220	.118000	406.18	0.00	406.18
2025 GSO Somervell County							\$5,535.74	\$0.00	\$5,535.74

If the Texas Legislature had not enacted property tax relief legislation during the 2025 legislative session, your tax bill would have been \$5,535.74. Because of action by the Texas Legislature, your tax bill has been lowered by \$0.00, resulting in a lower tax bill of \$5,535.74, contingent on the approval by the voters at an election to be held November 4, 2025, of the constitutional amendments proposed by S.J.R. 2 and S.J.R. 85, 89th Legislature, Regular Session, 2025. If these constitutional amendments are not approved by the voters at the election, a supplemental tax bill in the amount of \$0.00 will be mailed to you.

For real property, by tax unit, the current tax year and each preceding five tax years: (a) appraised and taxable value (b) total tax rate (c) amount of taxes imposed (d) difference expressed as pct increase or decrease

ENTITY	CHANGE% SYR	APPR	TXBL	RATE	TAX	CHNG	1YR	TAX
CGR	62.27	62.27	-29.7	14.07	18.75			
GSO	62.27	62.27	-35.0	5.437	8.553			
SGR	62.27	62.27	-19.0	31.41	14.03			
SHD	62.27	62.27	-30.2	13.16	11.13			
WSO	62.27	62.27	-8.52	48.44	10.30			

ENTITY	2020 APPRAISED VALUE	2021 APPRAISED VALUE	2022 APPRAISED VALUE	2023 APPRAISED VALUE	2024 APPRAISED VALUE	2025 APPRAISED VALUE
CGR	212,120	814,70	0.521	240,940	0.3595	866.41
GSO	212,120	0.4995	1059.72	240,940	0.4975	240,940
SGR	212,120	0.9750	2068.17	240,940	0.9750	240,940
SHD	212,120	0.1520	322.42	240,940	0.1592	383.65
WSO	212,120	0.1290	273.63	240,940	0.1240	298.77

If you occupy the property described in this document, as your residence homestead, and are 65 years of age or older or are disabled, contact the appraisal district regarding any entitlement you may have to a postponement in the payment of these taxes. Contact the tax office regarding a right you may have to enter into an installment agreement directly with the tax office for payment of these taxes.
1. If your mortgage company pays your taxes, then mail this statement to them. 2. For over 65 or disabled homestead only, 1/4 payment option is available. You must provide written notice of intent to pay by installment before the initial delinquency date, and pay 1/4 of the base tax amount before Feb 1st and three equal installments before April 1, June 1, and August 1 to avoid penalty and interest.



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	2/24/2026		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding AARP Grant		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	2/09/2026
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.			



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	2/24/2026		
AGENDA SUBJECT:	Update regarding the Façade Grant Program		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	2/09/2026
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.			



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	2/24/2026		
AGENDA SUBJECT:	Update regarding the THC First Street Initiative		
PREPARED BY:	Vice Chairperson Ann Carver	DATE SUBMITTED:	2/11/2026
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.			