

PRESERVATION COMMISSION MEETING

Tuesday, January 20, 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 November 18, 2025 Historic Preservation Commission Meeting
2. Consider approval of minutes from December 16, 2025 Historic Preservation Commission Meeting
3. Consider approval of Certificate of Appropriateness Application as submitted by Pamela Streeter for 205 SW Barnard St
4. Consider approval of Certificate of Appropriateness Application as submitted by Jim Holder for 300 NE Barnard St

INDIVIDUAL ITEMS FOR CONSIDERATION

5. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Michaela Ramler for 201 SW Barnard St
6. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Rita Smith for 115 W Elm St
7. Discussion, consideration and possible action regarding Grants
8. Discussion, consideration and possible action regarding City Tax Credit Incentive Program applications

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: **Wednesday, January 14, 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:	1/20/26		
AGENDA SUBJECT:	Consider approval of minutes from November 18, 2025 Historic Preservation Commission Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	1/13/26
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
November 18, 2025
Regular Scheduled Meeting Minutes**

Moderator: Melinda Patrick, Chairperson

Recorder: Ann Carver, Vice Chair

Melinda Patrick, Chairperson, called the meeting to order at 5:30 pm.

a. Pledge of Allegiance, US Flag

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

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

Heather Bienko, Historic Preservation Officer (HPO) non-voting and David Lebron Building and Code Officer and Veronica Welch are all present.

Public Comments: Tex Tolar the CVB Director requested to make a few updates regarding the Christmas planning activities for the Historic square. He will have influencers here of the 6th and 7th of December, he wants to get temp banners and signs hung so that you can see the business that are on the square. Just wanted us to know what his plans where for the upcoming holiday season.

2. Consent Agenda:

A. Approval of minutes of October 21, 2025 Preservation Commission meeting,
Certificate of Appropriateness Application as submitted by Jessica Douglas for 103 NE Vernon St and Acceptance of the Historical Resource Inventory Reports by Preservation Board members:

Melinda Patrick asked if there were any questions, I have motion to accept the consent agenda items. Ann Caver made the motion accepted as submitted with a second by Karen Brawsell.
Motion Passed 6-0

3. Individual Items for Consideration.

A. Melinda Patrick read the item doe the commission. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by the City of Glen Rose for 300 NE Barnard St. Motion was made by Ann Carver to un-table this item and take no action. Scott Cole seconded the motion. Motion Passed 6-0

B. Melinda Patrick read the following item Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Heather Bienko for 706 SW Barnard St. This is requested to take down the chain link fence and replace with a board-on-board cedar pre-finished. Will go from back of the house into the back yard. The pictures have been provided in the packet and Heather states they have discussed this with the adjoining

property owners. Heather Bienko, the property owner, is here and is available for questions if needed. No additional question asked.

Ann Carver made the motion to accept as submitted. Sherri Steenson second and motion passed 6-0.

C. Melinda Patrick read the following Discussion, consideration and possible action regarding Real Places Conference Attendance. Heather then stated that she and Melinda would be attending the 2025 Real Place Conference as presented by the Friends of the Texas Historic Commission in Austin from April 4-8. Motion to accept made by Sherri Steenson second by Karen Braswell. Motion passed 65-0 with Melinda Patrick abstaining from the vote.

D. Melinda Patrick read the following Discussion, consideration and possible action regarding CLG Grant. Presentation by Heather Bienko for us to apply for this grant. Open discussion on what we felt was the greater need at this time. Since the Preservation plan has not been updated since 2008 and Councilman George Freese at the October city council meeting stated that it needs to be updated we felt this might be the perfect time to review our plan and widen the scope.

Motion was made by Ann Carver to apply for the CLG Grant for use in updating Preservation Plan. Second by Sherri Steenson. Motion passed 6-0

E. Melinda Patrick read the following Discussion, consideration and possible action regarding how to apply for City Ordinance 14.03.009-Incentive for Preservation and Improvement funds. Heather Bienko, HPO updated us on the ordinance and the usage of this ordinance. This ordinance replaces the tax abandonment for city property tax. Ann Carver will draft the letter and put into the mail to all historic property owners so they are aware of this added benefit.

Motion was made by Melinda Patrick to end the letters, including the ordinance and application. Second was made by Karen Braswell. Motion passed 6-0.

Melinda Patrick stated that there was no further business before the board, this meeting is adjourned at 6:23 pm

Melinda Patrick, Chairperson

Heather Bienko, Historic Preservation Officer



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	1/20/26		
AGENDA SUBJECT:	Consider approval of minutes from December 16, 2025 Historic Preservation Commission Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	1/13/26
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
December 16, 2025
Regular Scheduled Meeting Minutes**

Moderator: Melinda Patrick, Chairperson

Recorder: Ann Carver, Vice Chair

Melinda Patrick, Chairperson, called the meeting to order at 5:30 pm.

a. Pledge of Allegiance, US Flag

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

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

Via zoom non-voting by Heather Bienko, Historic Preservation Officer (HPO) and David Lebron Building and Code Officer

2. Individual Items for Consideration (Chairperson).

A. Melinda Patrick read the following Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Hugh and Joan McKenny for 110 SW Barnard St. This is for a new sign to be placed in the existing sign holder above the building in the roof line. They will not add any additional signage space, no hanging of a new bracket. All pictures, demission and company that will install sign have been provided to this commission in our packets. The owners of business are present to answer any questions. Melinda acknowledged the owners and they just reviewed what had been present in the packet. There were not any additional questions or discussion from the commission. Melinda then asked if there was a motion.

Ann Carver made the motion to approve as submitted with all signs permits must be obtained from the city, Ember McCune made the second. IT was a 7-0 decision to approve. Motion Passed.
item?

B. Melinda Patrick read the following Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Victor Eichhorn for 200 NE Barnard St. This is a request for signage to be placed on the 200 NE Barnard Stret Windows and 101 Walnut Street. This is a building with two entrances. The packet included all necessary documentation for the vinyl signs to be placed on the windows. These will be in white lettering and centered in windows and along the lower portion of said windows. Melinda then asked if any questions or further discussion was noted. None noted and called for a motion.

Ann Carver made the motion to accept as submitted, with all permits obtained from the city as required for the signage. Sherri Steenson second the motion. The motion passed 7-0.

C. Melinda Patrick read the following discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Parson Real Estate Investments, LLC

for 500 Grace St. Heather Bienko, HPO stated that she already approved this it should have been a consent agenda item, but the commission reviewed the item as follows, the COA was not signed by the owner of the property, the routine maintenance was not listed pertaining to the work that was going to be done. Paint color was not listed. The commission then advised the HPO to get the above items completed and bring the completed COA back to the next preservation commission meeting. She acknowledges.

The Motion was made by Sherri Steenson to accept the COA with all the following to be completed, paint color, list out all the routine repairs that need to be completed, and signed by the owner of the property. This is to be brought back at the next HPC meeting completed. Seconded by Scott Cole. Passed 7-0

D. Melinda Patrick read the following Discussion, consideration and possible action regarding the City of Glen Rose 2025 Façade Grant 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 Brewley. Motion passed 4-0 with Ann Carver, Ember McCune and Karen Braswell all abstaining from the vote since they had grant applications.

E. Discussion, consideration and possible action regarding the review of Historic Preservation Commission applications. Heather Bienko than read the names of the two applicants that she had and no others had been received by the city at this time. The applicants are Melinda Parick and Ann Caver. Both briefly stated why they wanted to return to the commission to see the work that ins in process finished and to further assist with the projects that are currently getting started.

Ember McCune made the motion to move the two (2) applicants to the City Council for review. Second by Karen Braswell. Motion passed 5-0 with Melinda Ptrick and Ann Carver abstaining from the vote.

Having no further business before this commission Melinda Patrick adjourned the meeting at 5:56 pm.

Melinda Patrick, Chairperson

Heather Bienko, Historic Preservation Officer



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	1/20/2026		
AGENDA SUBJECT:	Consider approval of Certificate of Appropriateness Application as submitted by Pamela Streeter for 205 SW Barnard St		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	12/15/2025
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.			

12/15/25

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 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: <u>Pamela Stuecker</u>	Name: _____
Address: <u>205 SW Barnard St.</u>	Address: _____
Phone: <u>703-304-5898</u>	Phone: <u>same</u>
Email: <u>pamela@innontheriver.com</u>	Email: _____
Property Address: <u>205 SW Barnard St</u>	Legal Description: _____
Present Use: <u>Hotel / Restaurant</u>	Built Circa: <u>1919</u>
Proposed Use: <u>same</u>	Current Zoning: <u>B2</u>

Architect or Contractor Name: _____

N/A

Contractor Phone Number: _____

Contractor Address: _____

Proposed Work / Design Description: _____

Banner Opposing Data Centers 10' x 6'
Banner on left 2 columns of building

Attachments:

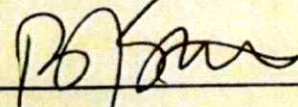
- ☐ Scale Drawings with Dimensions
☐ Historic Photos

- ☐ Material Samples
☐ Current Photos

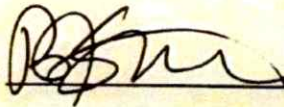
- ☒ Rendering of Signage
☐ Proposed Photos

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.

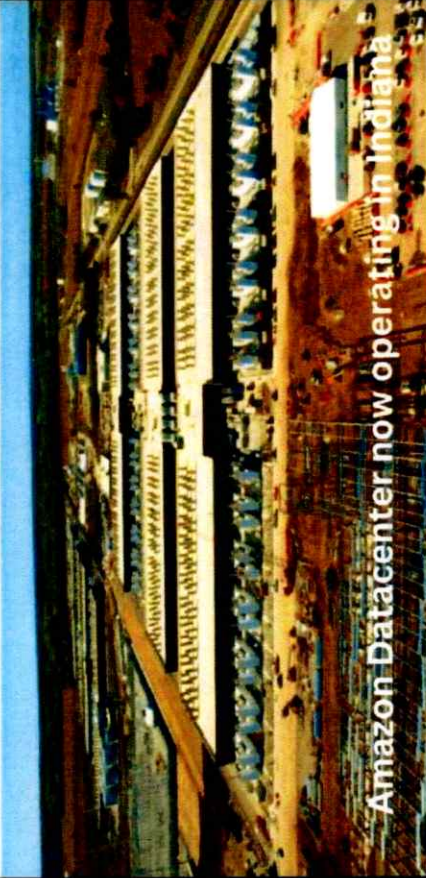
Checklist Item	Comments
Applicant informed request must meet City Building Code/Ordinances	Yes
Historic Preservation Officer review/approval (unless waived by city)	Yes
Complete Certificate of Appropriateness Application	Yes
Detailed description of all proposed activities	Yes
Photographs of the property 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	City Permit for sign must be acquired

Present View



Photo from Sidebar S Ranch
website of the property

Future View



Amazon Datacenter now operating in Indiana



Idea of what Sailfish
datacenter with gas
plants could look
like



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	1/20/2026		
AGENDA SUBJECT:	Consider approval of Certificate of Appropriateness Application as submitted by Jim Holder for 300 NE Barnard St		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	12/15/2025
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.			

1/16/26

Date Received (staff use only)

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(254) 897-2272 ext. 109

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100 NE Barnard Street Glen Rose, TX 76042 (254) 897-2272 ext. 109

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HISTORIC PRESERVATION COMMISSION (HPC)
CERTIFICATE OF APPROPRIATENESS APPLICATION

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Property Owner	Applicant / Tenant / Owner's Representative
Name: CITY OF GLEN ROSE	Name: JIM HOLDER
Address: 201 N.E. VERNON	Address: 201 N.E. VERNON
Phone: (254) 897-2272	Phone: (254) 396-5626
Email: jim.holder@glenrosetexas.org	Email: jim.holder@glenrosetexas.org
Property Address: 300 N.E. BARNARD ST.	Legal Description: BLK: PT OF 11, TRACT 5 (150'X40') SUBD: 60500, ABST A136 GLEN ROSE TOWNSITE
Present Use: N/A	Built Circa: 1915
Proposed Use: CITY OFFICES/MEETING SPACE	Current Zoning: B-1

Architect or Contractor Name: WALDROP CONSTRUCTION - CHARLIE RATLIFF

Contractor Phone Number: (817) 368-3780

Contractor Address: P.O. BOX 1000 BROWNWOOD TX. 76804

Proposed Work / Design Description: CONSTRUCT HAND RAILING AROUND RAISED CONCRETE SLAB @

SOUTHWEST END OF BUILDING, BETWEEN BUILDING AND SIDEWALK. SLAB IS 50'X10' WITH WHEELCHAIR RAMP AND SIDEWALK. RAILING WILL MEET ADA COMPLIANCE.

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: Jim Holder

☐ Approved ☐ Denied ☐ Conditions: _____

Preservation Commission Chair

Preservation Commission Officer

City Building Official

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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



Building known as Lane Motor Company was built in 1929. Historic Resource Survey lists as locally significant, possible NR district, contributing with medium priority. Also listed on Meridian Highway Survey.







CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	1/20/2026		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Michaela Ramler for 201 SW Barnard St		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	12/11/2025
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.			

12/11/25

Date Received (staff use only)

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HISTORIC PRESERVATION COMMISSION (HPC)
CERTIFICATE OF APPROPRIATENESS APPLICATION

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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
Email: admin@stewardingspace.com	Email: 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:  Applicant's Signature: 

☐ Approved ☐ Denied ☐ Conditions: _____

Preservation Commission Chair

Preservation Commission Officer

City Building Official

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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	NA



TEXAS HISTORICAL COMMISSION
HISTORIC RESOURCES SURVEY FORM

1. Identification
 County: Somervell City: Glen Rose (survey site 55)
 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	Beaux Arts	Craftsman	Commercial Style
Eastlake	Renaissance Revival	Mission	Art Deco	No Style
Queen Anne	Exotic Revival	Monterey	Moorish	Other

Structural Details:

Roof Type: Gable Hipped Gambrel Shed Flat w/parapet X Dormers: gabled hipped shed Other	Wall Facade: 3 Number of bays Stucco Stone X Brick X Wood shingle Log Terra Cotta Metal Siding type Fieldstone veneer Awnings(s) Other	Windows: Fixed X Wood sash X Double hung X Casement Aluminum sash Decorative screenwork Other Doors: Single door primary gdt. X Double door primary entrance With transom With sidelights Other	Plan: L-plan T-plan Open Modified L-plan Center passage Bungalow Shotgun Irregular Four Square Rectangular Other
Roof Materials: Wood shingles Tile Composition shingles Metal Other: tar	Chimneys: 1 Specify number(s) Interior X Exterior Brick X Stone With corbelled caps Stuccoed Other	Porches: Shed roof Hipped roof Gable roof Jesse Wood posts Brick piers Box columns	Foundation: Slab Pier and beam X Perimeter wall X Other

Construction:
 Frame
 Adobe
 Brick X
 Solid stone
 Other

Stories: 3 Basement: ☐ None ☐ 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 ☒ 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:

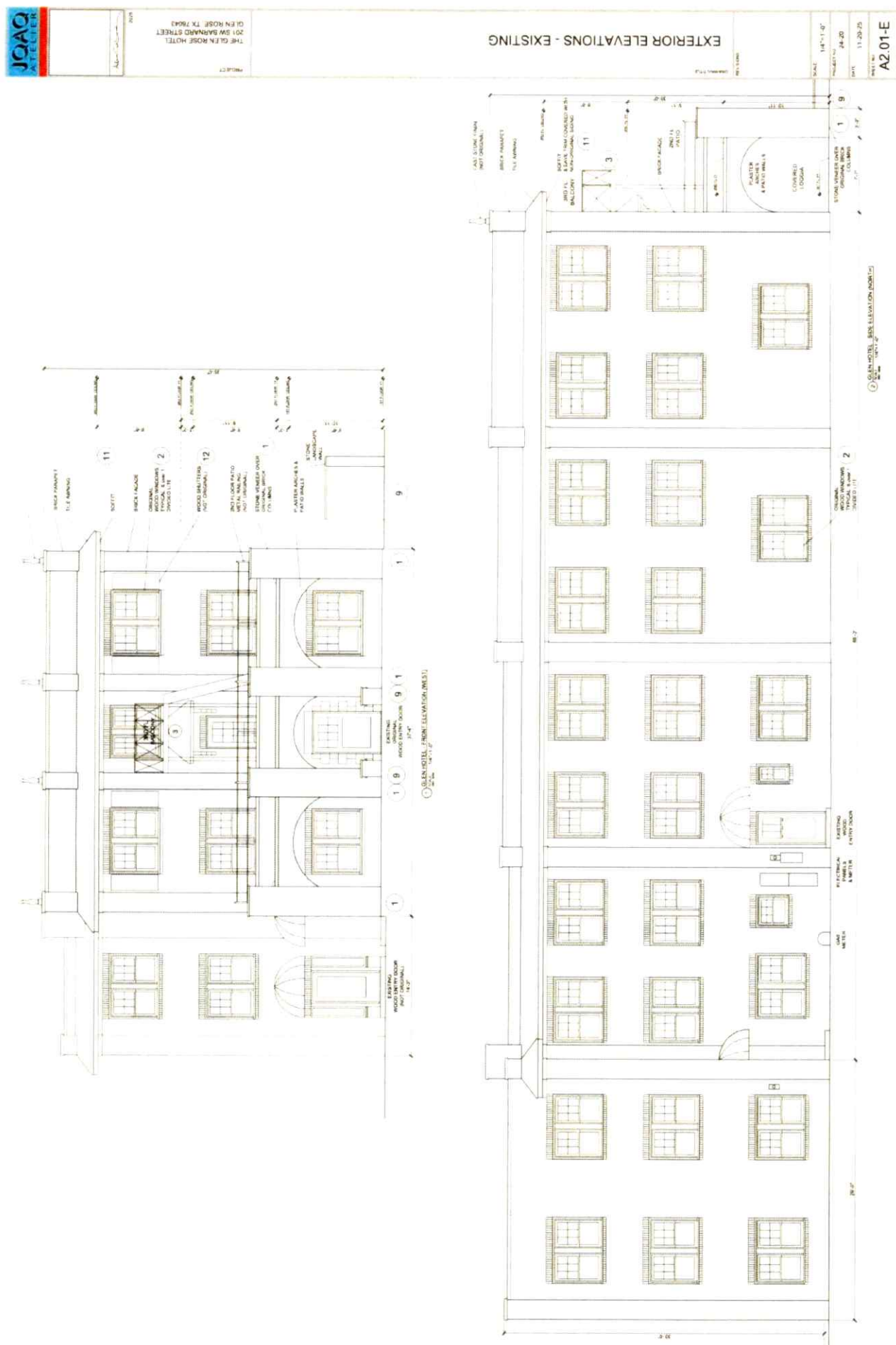
6. Archeology Ground
 Original state ☐ Disturbed X Explain: Disturbed from sidewalks, drives, and placement of underground utilities
 Is a State Archeological Survey Form available for this site? Yes ☐ No ☐ Not known X
 Details:

7. Other Information
 Is prior documentation available for this resource? Yes ☐ No ☒ Not known ☐ Type: HABES ☐ Survey ☐ Other ☐
 Details:
 Accessible to the public: Yes ☒ 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

8. Geographic Information
 USGS quad # 98599 Year: 1928 Map scale: 1:24,000
 UTM zone: 14 Easting: R17240 Northing: 3567028
 Legal description (Lot/Block): A13A Milam County School Land, Tract FT-25
 Addition: 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 ☒ 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@tchc.state.tx.us







CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	1/20/2026		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Rita Smith for 115 W Elm St		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	12/18/2025
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.			

12/18/25

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 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: Catherine Vaughn	Name: Rita Smith
Address: 1634 CR 301 GR	Address: 6813 Running Deer Ct.
Phone: 254-396-10464	Phone: 682-279-1379
Email: barnardstreetmercantile@yahoo.com	Email: pinkdoorprovisions@gmail.com
Property Address: 115 Elm St.	Legal Description: Gourmet-Grocery Foodstall
Present Use: Sundry Shop with natural groceries and food	Built Circa:
Proposed Use:	Current Zoning: Commercial

Architect or Contractor Name: _____

Contractor Phone Number: _____

Contractor Address: _____

Proposed Work / Design Description: Install new sign on building

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: Rita Smith

☐ Approved
 ☐ Denied
 ☐ Conditions: _____

 Preservation Commission Chair

 Preservation Commission Officer

 City Building Official

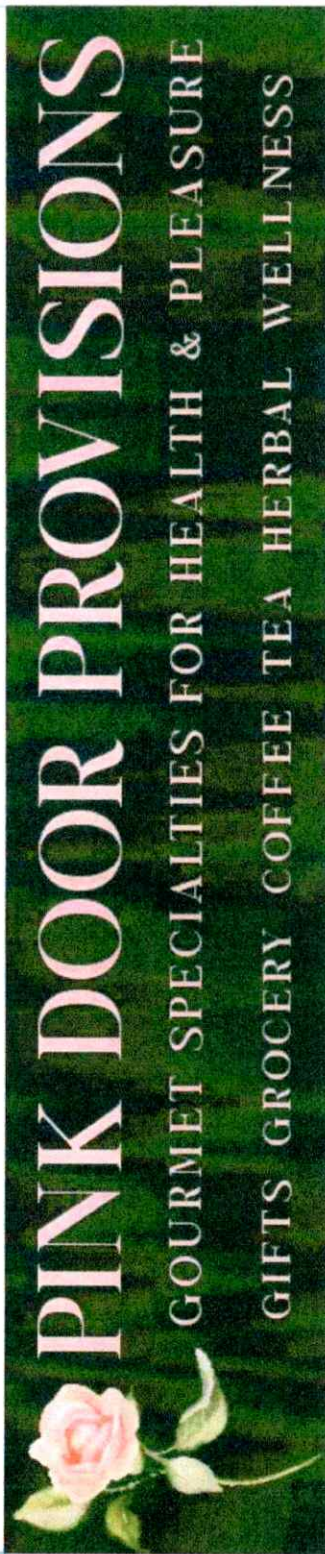
THIS IS NOT A BUILDING PERMIT AUTHORIZING AND CONSTRUCTION OR REMODELING. CONTACT THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE START OF ANY WORK. THIS COA BECOME NULL AND VOID IF AUTHORIZED WORK IS NOT COMMENCED WITHIN 180 DAYS.

FOR STAFF / HPC MEMBERS USE ONLY

HISTORIC PRESERVATION COMMISSION (HPC)
CERTIFICATE OF APPROPRIATENESS CHECKLIST

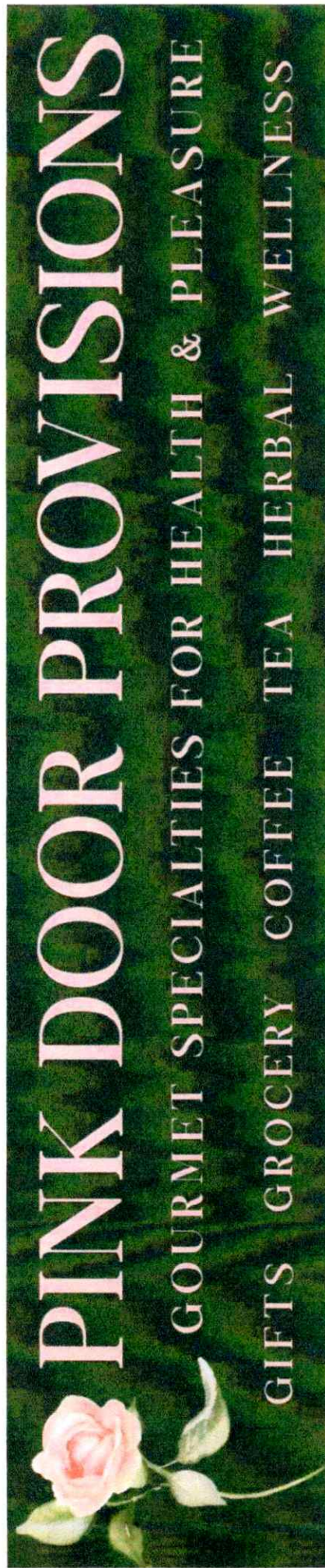
The following items are requested for consideration of this application. These and additional items may be required, at the request of the Historic Preservation Commission, in order to consider the application as complete and filed.

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	City Permit for sign must be acquired



36 00





170" W X 36" H

(14 feet 2 inches by 3 feet high)

Material - 3mm Aluminum Composite Material



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	1/20/2026		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding Grants		
PREPARED BY:	Vice Chairperson Ann Carver	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.			



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	1/20/2026		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding City Tax Credit Incentive Program applications		
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.			