

PRESERVATION COMMISSION MEETING

Tuesday, October 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 the Certificate of Appropriateness Application as submitted by Brenda Ransom for 104-108 SW Barnard St
2. Consider approval of the Certificate of Appropriateness Application as submitted by Heather Bienko for 301 English St
3. Consider approval of the Certificate of Appropriateness Application as submitted by Heather Bienko for 702 SW Barnard St

PUBLIC COMMENT

INDIVIDUAL ITEMS FOR CONSIDERATION

4. Discussion, consideration and possible action regarding the Certificate of Appropriateness Application as submitted by Stewart Title Co for 105 W Elm St
5. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Kayla Vara for 114 W Walnut St
6. Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Joan McKenney for 112 SW Barnard St
7. Historical Resource Inventory Inspection Reports

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

Veronica Welch, City Secretary

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CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	10/20/2026		
AGENDA SUBJECT:	Consider approval of the Certificate of Appropriateness Application as submitted by Brenda Ransom for 104-108 SW Barnard St		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	8/25/2026
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.			

9/9/26 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: Brenda Ransom	Name: (same)
Address: 2271 CR 2007 GR	Address:
Phone: 254-396-7788	Phone:
Email: ctryprdr75@yahoo.com	Email:
Property Address: 104-108 SW Barnard	
Present Use: Antiques & Collectibles	Built Circa: 1980's - 40's
Proposed Use:	Current Zoning:

Architect or Contractor Name: Ted Williams

Contractor Phone Number:

Contractor Address:

Proposed Work / Design Description: painting

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: Brenda Ransom

Applicant's Signature:

☐ Approved☐ Denied☐ Conditions:

Preservation Commission Chair

Preservation Commission Officer

City Building Official

FOR STAFF / HPC MEMBERS USE ONLY

National Historic District - Yes/Contributing
Glen Rose Historic Overlay - Yes

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	NA
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	Yes
Applications for signs must include a City Sign Permit Application and diagram of the sign with dimensions	NA



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	10/20/2026		
AGENDA SUBJECT:	Consider approval of the Certificate of Appropriateness Application as submitted by Heather Bienko for 301 English St		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	10/05/2026
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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Property Owner	Applicant / Tenant / Owner's Representative
Name: The Lane Family Trust	Name: Heather Bienko
Address: 6629 Crestway Ct. Dallas TX 75230	Address: 6629 Crestway Ct. Dallas TX 75230
Phone: 2149145330	Phone: 2149145330
Emai: jandhbienko@sbcglobal.net	Emai: Same

Property Address: 301 English St.	Legal Description:
Present Use: Rental House	Built Circa:
Proposed Use: Same	Current Zoning:

Architect or Contractor Name: Les Branson Roofing

Contractor Phone Number: 904-452-8998

Contractor Address: _____

Proposed Work / Design Description: Remove current roofing material and replace with like/kind roof

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: Heather Bienko

Applicant's Signature: Heather Bienko

X Approved

☐ Denied

☐ Conditions: _____

Preservation Commission Chair

Preservation Commission Officer

City Building Official

FOR STAFF / HPC MEMBERS USE ONLY

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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



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	10/20/2026		
AGENDA SUBJECT:	Consider approval of the Certificate of Appropriateness Application as submitted by Heather Bienko for 702 SW Barnard St		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	10/05/2026
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.			

10/5/2026 Date Received (staff use only)

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Name: The Lane Family Trust	Name: Heather Bienko
Address: 6629 Crestway Ct. Dallas TX 75230	Address: 6629 Crestway Ct. Dallas TX 75230
Phone: 2149145330	Phone: 2149145330
Email: jandhbienko@sbcglobal.net	Email: Same

Property Address: 702 SW Barnard St.	Legal Description:
Present Use: Rental House	Built Circa:
Proposed Use: Same	Current Zoning:

Architect or Contractor Name: Les Branson Roofing

Contractor Phone Number: 904-452-8998

Contractor Address: _____

Proposed Work / Design Description: Remove current roofing material and replace with like/kind roof

Attachments:

- ☐ Scale Drawings with Dimensions
☐ Historic Photos

- ☐ Material Samples
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- ☐ Rendering of Signage
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Owner's Signature: Heather Bienko

Applicant's Signature: Heather Bienko

X 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

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CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	10/20/2026		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding the Certificate of Appropriateness Application as submitted by Stewart Title Co for 105 W Elm St		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	8/25/2026
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.			

Hardie® Plank Lap Siding

Submittal Form

01

Submitted to:

Project Name:

Submitted by:

Date:

☐ HZ5® Product Zone ☒ **HZ10® Product Zone**

Product Width: ☐ 5-1/4in ☐ 6-1/4in ☐ 7-1/4in ☐ 8in ☒ **8-1/4in** ☐ 9-1/4in ☐ 12in

Product Finish: ☒ **Primed** ☐ ColorPlus® Technology

Product Texture: ☐ Smooth ☒ **Select Cedarmill®** ☐ Colonial Roughsawn®
☐ Colonial Smooth® ☐ Rustic Cedar

Hardie® Plank Lap Siding

Specification Sheet

01

DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION

SECTION: 07 46 46 FIBER CEMENT SIDING

HARDIE® PLANK LAP SIDING

Manufacturer

James Hardie Building Products, Inc.

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Prattville, Alabama
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California
- Summerville, South Carolina

Compliance with the following codes

- 2006 thru 2021 International Building Code (IBC)
- 2006 thru 2021 International Residential Code (IRC)

For more information about other compliances and applicable uses, refer to ICC-ES ESR-2290

Features

- Noncombustible
- Dimensionally Stable
- Resists damage from pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

Use

Hardie® fiber-cement lap siding is used as exterior wall covering. The product complies with IBC Section 1403.9 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC)

Description

Hardie® Plank lap siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. Hardie® Plank lap siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

Available Sizes

Product	Width (in)	Length	Thickness (in)
Hardie® Plank lap siding*	5-1/4, 6-1/4, 7-1/4, 8, 8-1/4 , 9-1/4, 12	12 feet	5/16

* HZ5: 9-1/4, 12 only available primed HZ10: 5-1/4, 9-1/4, 12 only available primed.

Weight 2.31 lbs. per square foot

Texture & Finish

Hardie® Plank lap siding comes in a variety of textures and finishes. The product is available in smooth or wood grain texture. Additional textures are available on a regional basis. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color availability varies by region.

Engineered for Climate®

Hardie® Plank lap siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.



Performance Properties

	General Property	Test Method	Unit or Characteristic	Requirement	Result
PHYSICAL ATTRIBUTES	Dimensional Tolerances	ASTM C1185	Length	± 0.5% or ± 1/4 in	Pass
			Width	± 0.5% or ± 1/4 in	
			Thickness	± 0.04 in	
			Squareness	Δ in diagonals ≤ 1/32 in/ft of sheet length. Opposite sheet sides shall not vary in length by more than 1/32 in/ft	
			Edge Straightness	≤ 1/32 in/ft of length	
	Density, lb/ft³	ASTM C1185		As reported	83
	Water Absorption, % by mass	ASTM C1185		As reported	36
THERMAL	Water Tightness	ASTM C1185	Physical Observations	No drop formation	Pass
	Flexural Strength	ASTM C1185	Wet conditioned, psi	>1015 psi	Pass
			Equilibrium conditioned, psi	>1450 psi	
	Thermal Conductivity	ASTM C177	(BTU/(hr·ft²·F))/inch	As reported	2.07
DURABILITY	Actual Thermal Conductivity		(K _{eff})		6.62
	Thermal Resistance		R=1/ K _{eff}		0.48
	Actual Thermal Resistance		(R)		0.15
	Warm Water Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Heat/Rain Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Freeze/Thaw Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
			Mass Loss, %	≤ 3.0%	
FIRE CHARACTERISTICS			Freeze/Thaw, % strength retention	≥ 80%	
	UV Accelerated Weathering Test	ASTM G23	Physical Observations	No cracking, checking, or crazing	Pass
	Surface Burning Characteristics	ASTM E84	Flame Spread Index (FSI)		0
			Smoke Developed Index (SDI)		≤ 5
			Fuel Contributed		0
			NFPA Class		A
	Noncombustibility	ASTM E136	Noncombustible	Pass/fail	Pass
	Fire Resistance Rated Construction	ASTM E119	Fire Resistance Rating	1-hour	Note 1

Note 1: listed on Warnock Hersey and ESR 2290

Installation

Install Hardie® Plank lap siding in accordance with:

- Hardie® Plank lap siding installation instructions
- ICC-ES ESR 2290
- Requirements of authorities having jurisdiction

Warranty

Hardie® Plank lap siding: 30-year, Non-Prorated, Limited Warranty
ColorPlus® Technology: 15-year Limited Finish Warranty

Sustainable Design Contribution

- Regionally sourced content- varies by project location
- Avoidance of certain chemicals or Red List Compliance

Detailed product information for LEED projects, or other state or regional sustainability programs is available through James Hardie Technical Services.

Storage and Handling

Store flat and keep dry and covered prior to installation.

Technical Services

Contact James Hardie Technical Services online at JamesHardie.com, or by phone at (800)426-4051

IMPORTANT: Failure to install and finish this product in accordance with applicable building codes and James Hardie written application instructions may affect system performance, violate local building codes, void the product-only warranty and lead to personal injury. **DESIGN ADVICE:** Any information or assistance provided by James Hardie in relation to specific projects must be approved by the relevant specialists engaged for the project eg. builder, architect or engineer. James Hardie will not be responsible in connection with any such information or assistance.

8/25/26 Date Received (staff use only)

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Property Owner	Applicant / Tenant / Owner's Representative
Name: Stewart Title Company	Name: Same
Address: 1360 Post Oak Blvd, Ste 100	Address:
Phone: Houston TX 77058 713 985 1199	Phone:
Email: slindstrom@stewart.com	Email:
Property Address: 105 Elm Street, Glen Rose, TX 76043	Legal Description: See attached
Present Use: Title & Escrow Office	Built Circa: 1983
Proposed Use: Same	Current Zoning: Commercial

Architect or Contractor Name: Michael Walker Construction

Contractor Phone Number: 214.837.0684

Contractor Address: 4440 Sigma Road, Farmers Branch TX 75244

Proposed Work / Design Description: replacing all deteriorating siding on one side of bldg facing courtyard with like color

Attachments:

- ☐ Scale Drawings with Dimensions
 ☐ Material Samples
 ☐ Rendering of Signage
☐ Historic Photos
 ☒ Current Photos + Proposal
 ☐ 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:

Stewart Title Company VP

Applicant's Signature:

Stewart Title Company VP

☒ Approved ☐ Denied ☐ Conditions:

Preservation Commission Chair

Preservation Commission Officer

City Building Official

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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

PROPERTY VIEW

PROPERTY ID: R000005700

Map/Geography/History

Property Year 2025

Tax Summary

Map/GIS

OWNERSHIP

STEWART TITLE CO

1360 POST OAK BLVD STE 100
HOUSTON, TX 77056

Ownership Interest: 1.0000000

STC-506
#70899 RE

C4000-TX063

AVAILABLE ACTIONS

QUALIFIED EXEMPTIONS

Not Applicable

LEGAL INFORMATION

Legal: Legal: Abst: A136, Subd: G0500, Blk: 00002, Lot: 25'X86' OF 6, GLEN ROSE TOWNSITE, BLOCK 2, LOT 25'X86' OF 6 Acres: 0.049

Situs: Situs: 105 W ELM ST

PROPERTY VALUE HISTORY

VALUES BY YEAR	2025	2024	2023	2022	2021
Improvements	\$372,930.00	\$372,930.00	\$372,930.00	\$301,330.00	\$301,330.00
Land	\$15,050.00	\$15,050.00	\$15,050.00	\$7,530.00	\$7,530.00
Production Market	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Personal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Mineral	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Market	\$387,980.00	\$387,980.00	\$387,980.00	\$308,860.00	\$308,860.00
Agricultural Loss	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Homestead / Circuit Breaker Cap Loss	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Assessed	\$387,980.00	\$387,980.00	\$370,632.00	\$308,860.00	\$308,860.00

IMPROVEMENT / BUILDINGS

GROUP SEQUENCE	CODE	BUILDING DESCRIPTION	YEAR BUILT	SQUARE FOOTAGE	PERIMETER FOOTAGE
10370	MA-R	MAIN AREA	1983	2,000	210
10371	MAA-C	ADDITION TO MAIN AREA	1983	425	84
10372	AGF2-R	ATTACHED GARAGE FINISHED 2 CAR	1983	575	96
10373	MA-C	MAIN AREA	1983	1,000	130
10374	OP-C	OPEN PORCH		250	70

LAND DETAILS

LAND CODE	IMPROVEMENTS	LAND SQ	LANDFRONTFT	LAND REAR FT	LAND DEPTH	LAND MKT VAL	LAND PRD VAL
DTL	0.049	2,150	0	0	86	15,050	0

Somervell CAD, TX

Humanistic

PROPERTY VIEW

PROPERTY ID: R000005700

8TC-500

70899RE

Property Year 2025

Tax Summary

Map/GIS

☐ **PROPERTY TAX BILLS** (amount due may not include court and other associated fees with collection costs)

View Property Taxes Detail by Entity

YEAR	TAXING DETAIL	TAXABLE VALUE	PAID TAX	TAX DUE	*ADDITIONAL FEES	LATE FEES	AMOUNT DUE
2025	All applicable taxing entities	\$6,239.49	\$0.00	\$6,239.49	\$0.00	\$0.00	\$6,239.49
2024	All applicable taxing entities	\$6,076.03	\$6,076.03	\$0.00	\$0.00	\$0.00	\$0.00
2023	All applicable taxing entities	\$5,536.00	\$5,536.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Amount Due		\$17,851.52	\$11,612.03	\$6,239.49	\$0.00	\$0.00	\$6,239.49

☐ **PREVIOUS PAYMENTS**

RCPT #	PAYEE	RCPT DATE	POST DATE	AMOUNT PAID
000328973	ADVANTAX INC STEWART TITLE CO	2/3/2025	2/3/2025	\$6,076.03
000323168	AIDVANTAGE INC STEWART TITLE TAX ACCOUNT	5/6/2024	5/2/2024	\$6,144.96
000313551	STEWART TITLE CO	12/28/2022	12/28/2022	\$6,195.22
000309611	STEWART TITLE/ADVANTAX INC	2/1/2022	2/1/2022	\$7,407.92
000301443	STEWART TITLE CO	12/21/2020	12/18/2020	\$5,665.39
000298856	STEWART TITLE CO	6/1/2020	5/28/2020	\$6,374.66
000288714	STEWART TITLE CO	1/28/2019	1/28/2019	\$5,390.21
000281411	BARRETT DENNIS & W/MARY	1/2/2018	1/2/2018	\$5,308.30
000274979	BARRETT DENNIS & W/MARY	12/19/2016	12/19/2016	\$5,226.27
000270611	BARRETT DENNIS & W/MARY	1/6/2016	1/6/2016	\$4,946.05
000264992	BARRETT DENNIS & W/MARY	1/9/2015	1/9/2015	\$5,283.68
000258516	BARRETT DENNIS & W/MARY	12/30/2013	12/30/2013	\$5,315.77
000253212	BARRETT DENNIS & W/MARY	12/27/2012	12/27/2012	\$4,670.62
000248123	BARRETT DENNIS & W/MARY	12/29/2011	12/29/2011	\$1,892.63
000241885	BARRETT DENNIS & W/MARY	12/8/2010	12/8/2010	\$1,900.07
000236730	BARRETT DENNIS & W/MARY	12/28/2009	12/28/2009	\$1,927.38
000231945	BARRETT DENNIS & W/MARY	12/31/2008	12/31/2008	\$1,915.14
000226569	BARRETT DENNIS & W/MARY	12/21/2007	12/21/2007	\$1,981.96
000221449	BARRETT DENNIS & W/MARY	12/14/2006	12/14/2006	\$2,283.34
000216273	BARRETT DENNIS & W/MARY	12/22/2005	12/22/2005	\$2,415.15
000211138	BARRETT DENNIS & W/MARY	12/20/2004	12/20/2004	\$1,870.47

DEED HISTORY

CONVEYANCE	VOLUME	PAGE	DEED DATE INSTRUMENT
BARRETT DENNIS & W/MARY			7/24/2018 20181210
STACY HENRY	80	605	6/22/1982
HANKINS RONALD	34	402	9/20/1994
BARRETT DENNIS & W/MARY			1/1/1900

TAXING ENTITIES (ESTIMATE)

CODE	DESCRIPTION	TAXABLE VALUE	TAX RATE PER \$100	TAX FACTOR	ESTIMATED TAX
CGR	CITY OF GLEN ROSE	\$387,980	\$0.27	0.0027	\$1,047.55
SGR	GLEN ROSE ISD	\$387,980	\$0.79	0.007896	\$3,063.49
GSO	SOMERVELL COUNTY	\$387,980	\$0.32	0.003246	\$1,259.38
WSO	SOMERVELL WATER	\$387,980	\$0.12	0.00118	\$457.82
SHD	HOSPITAL DISTRICT	\$387,980	\$0.11	0.00106	\$411.25
	Total Estimation		\$1.61	0.016082	\$6,239.49

MENU

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[EXEMPTIONS](#)
[FAQ](#)
[CONTACT US](#)

MAP



DISCLAIMER

The Somervell Central Appraisal District provides this information "as is" without warranty of any kind. This data could include inaccuracies or typographical errors. The Midland Central Appraisal District is not responsible for any errors or omissions. The maps have been prepared according to Section 9.3002 Tax Maps, Texas Property Tax Laws. Accuracy is limited to the validity of available data.



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SOMERVELL CENTRAL APPRAISAL DISTRICT
WES ROLLEN
112 ALLEN DRIVE
GLEN ROSE, TX 76043

SOMERVELL CENTRAL APPRAISAL DISTRICT
PHONE: (254) 897-4094 FAX: (254) 897-3258

1/1 APRIL 20, 2026

2026 NOTICE OF APPRAISED VALUE

Date Sensitive Material Please Read Carefully

Protest Deadline: 5/20/2026

STEWART TITLE CO
1360 POST OAK BLVD. STE 100
HOUSTON, TX 77056

Dear Property Owner,
We have appraised the property for the 2026 tax year. Based on the appraisal date of January 1 of this year, this appraisal is for the following property.
Please refer to the account numbers below when inquiring about this property.

Account Numbers: PROPERTY ID: R5700 / GEO ID: G05000000002006000

Street Address: 105 W ELM ST

Legal Description: ABST: A136, SUBD: G0500, BLK: 00002, LOT: 25'X86' OF 6, GLEN ROSE TOWNSITE, BLOCK 2, LOT 25'X86' OF 6 ACRES: 0.049

Property Valuation	Last Year	Proposed This Year
LAND MARKET	15,050	32,250
STRUCTURE MARKET	372,930	360,280
TOTAL MARKET	387,980	392,530
TOTAL APPRAISED	387,980	392,530

Taxing Entities	Last Year's Exemptions	Last Year's Taxable Value	This Year's Exemptions	This Year's Taxable Value	Last Year's Rate Per \$100	Ceiling Information
CGR - CITY OF GLEN ROSE	0	387,980	0	392,530	0.2700000	
SGR - GLEN ROSE ISD	0	387,980	0	392,530	0.7896000	
GSO - SOMERVELL COUNTY	0	387,980	0	392,530	0.3246000	
WSO - SOMERVELL WATER	0	387,980	0	392,530	0.1180000	
SHD - HOSPITAL DISTRICT	0	387,980	0	392,530	0.1059979	

Percent Market Change From 2021 is 27.09%

The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.

If you are 65 and older or disabled and received a school tax exemption on your home last year from the school listed in the taxing entities above, your school taxes for this year will not be higher than when you first received the exemption on this home. If you improved your property (other than normal repairs and maintenance), your school tax ceiling may increase for improvements.

*If you currently receive a residence homestead exemption, exemption amounts shown on this notice are those provided by law as of the date of this notice.

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years, the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation.

Contact the appraisal office if you disagree with this year's proposed value for your property, or if you have any problems with the property description or address information. If the problem cannot be resolved, you have a right to appeal to the appraisal review board (ARB). To appeal, you must file a WRITTEN protest with the ARB before **5/20/2026**. Enclosed is a protest form to send the appraisal district office with information to help you in preparing your protest. Before you send this form to the appraisal district, please contact them to determine if your question can be answered first. After your protest has been processed, you will be notified of the date, time, and place of your scheduled ARB hearing.

You may protest online at WWW.SOMERVELLCAD.NET or by letter, if it includes your name, your property's account numbers, legal description, and the facts and evidence surrounding your protest.

Office Use: D

Quick Link:



THIS IS NOT A BILL. DO NOT PAY.

EXTERIOR COLOR COLLECTION



Tobacco Brown



Georgetown Taupe



Victorian Tan



Restoration Rose



Georgian Clay



Farmington Red



Battlefield Brown



Keystone Tan



Antebellum Beige



Colonial Ivory



Georgetown Sage



Historic Olive



Empire Brown



Cromwell Gold



Sonora Cream



Alamo Tan



Tavern Tan



Bainbridge Brown



Cliff House



Gothic Green



Springfield Green



Hampton Square Green



Shaker Square



Governor's Green



Garrison Blue



Olde Town Teal



Valley Forge



Monument



Liberty Blue



Yankee Harbor



Weathervane Gray



Clapboard Gray



Salibox Gray



Plymouth Pewter



Legacy Taupe



Comstock Brown

GLEN ROSE PRESERVATION BOARD
GLEN ROSE, TEXAS

7/2009

Steven Lindstrom

From: Steven Lindstrom
Sent: Tuesday, August 25, 2026 8:03 AM
To: 'Kacy Abel'
Cc: James Eason; Sonya King
Subject: RE: Glen Rose Office
Attachments: Preservation Distric Approved color chart.pdf

Not sure if you need the attached as well as my assumption is we match the color that is there already.

Steve Lindstrom
 Vice President
 Property and Lease Management

Stewart Title
[1360 Post Oak Boulevard, Suite 100](#)
 MC #1-1

Houston, TX 77056
 O (713) 985-1199 | M (832) 472-1077 | F (800) 881-6792
[stewart.com](#) | steve.lindstrom@stewart.com



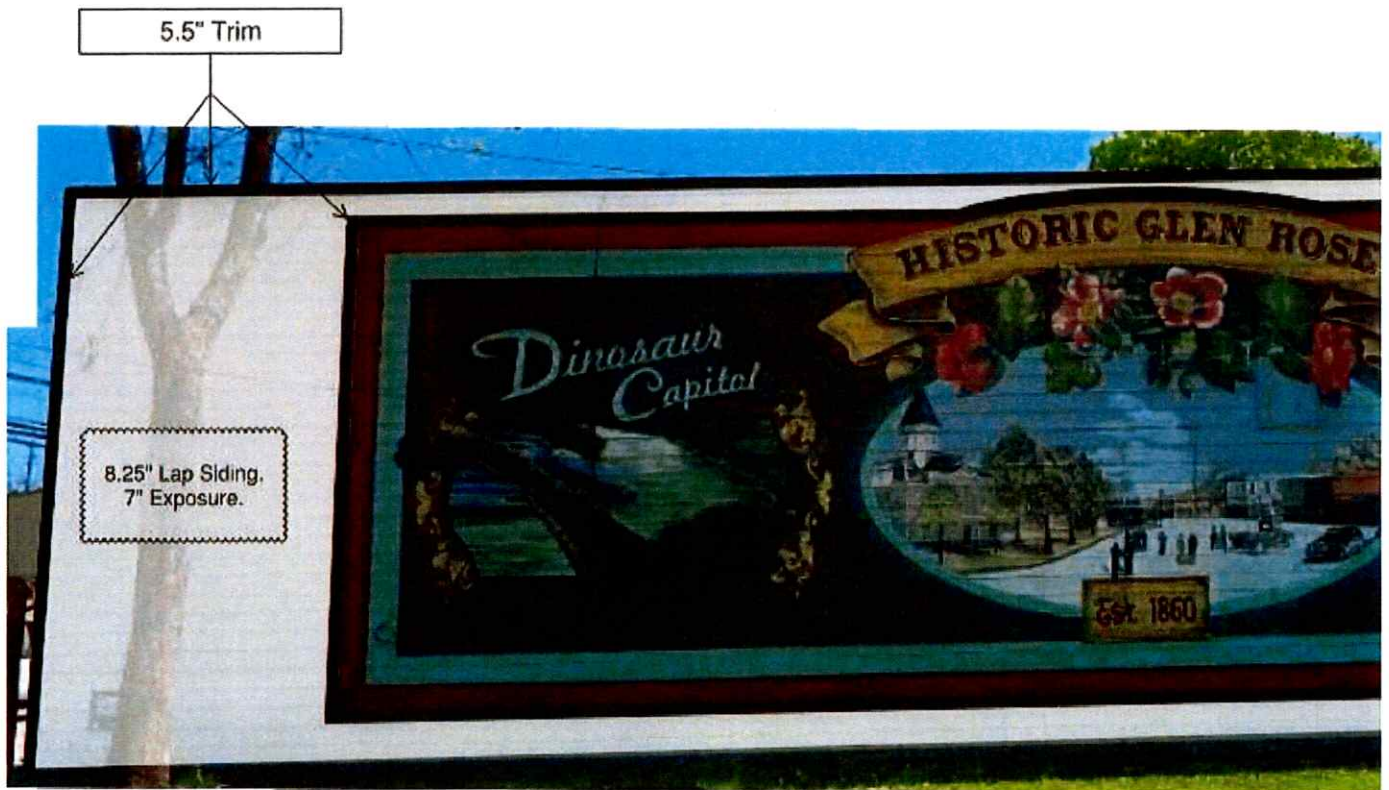
NYSE: STC

From: Steven Lindstrom
Sent: Tuesday, August 25, 2026 7:54 AM
To: 'Kacy Abel' <kabel@mwco.com>
Cc: James Eason <JEason@stewart.com>; Sonya King <Sonya.King@stewart.com>
Subject: RE: Glen Rose Office
Importance: High

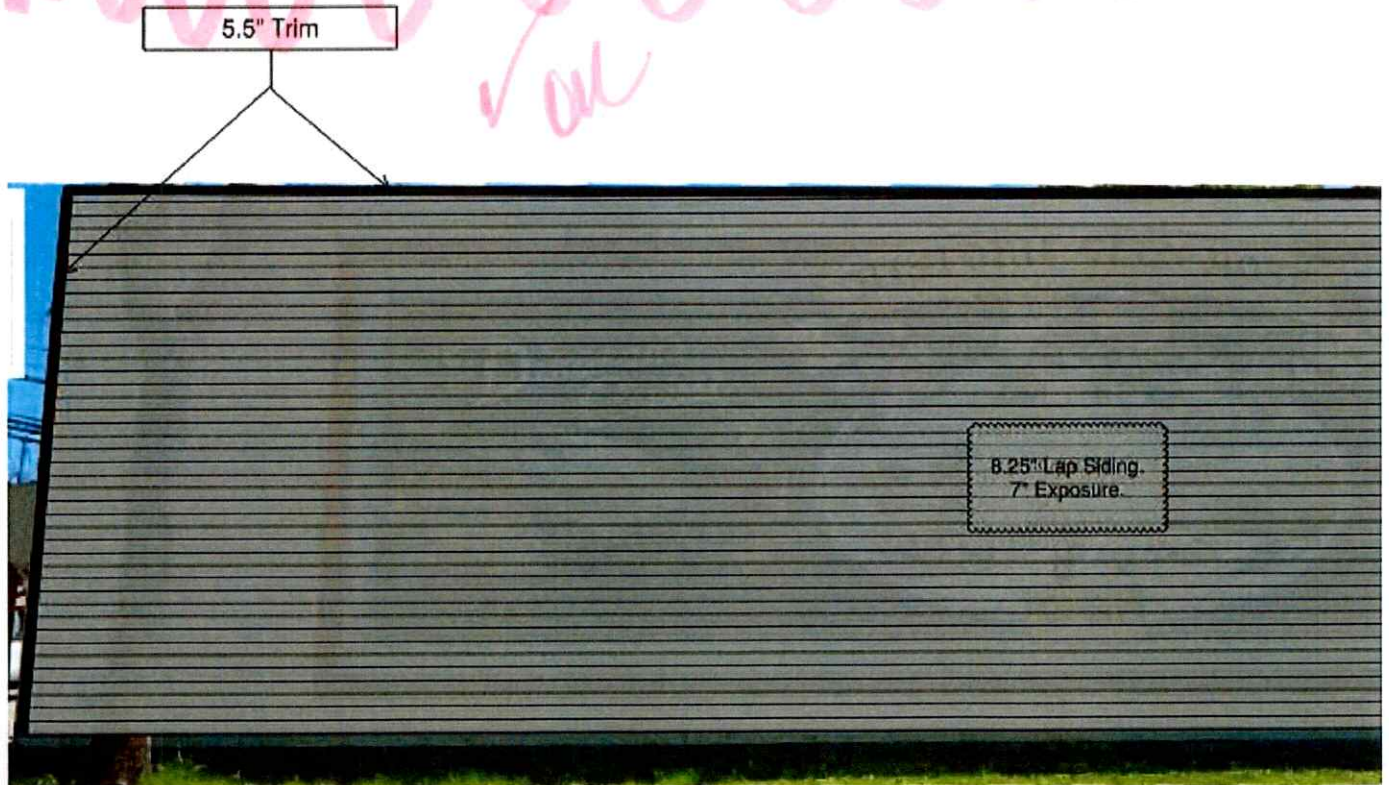
We have decided to go with Option 3 (replacing the entire side of the building). That said, I understand we must get City approval so will you all start that process since everything has to be approved by the City of Glen Rose and the historic society so I think it's best if you all do this and if you need a contact Sonya probably has it as I'm sure they want details as to materials to be used, etc. Also once you know the timeline let us know this so we can also officially reach out to the artist that did the mural to advise that we must replace the siding meaning that the mural will go way and have to be redone should she wish to do it again.

Thanks so much and let us know what you need from Stewart to move things ahead with the city approval, project, etc.

Steve Lindstrom
 Vice President
 Property and Lease Management



Option 3: Replacing the entire side of the building siding (removing the mural) and replacing all of the plain trim pieces. Repainting all the new siding and trim. **\$35,485**



RE: [External] COA for 105 Elm st.

From: Richard Amador (ramador@mwco.com)

To: slindstr@stewart.com; jandhbienko@sbcglobal.net

Cc: jeason@stewart.com; kabel@mwco.com

Date: Monday, October 12, 2026 at 08:08 PM CDT

Good evening Steve and Heather.

The incorrectly installed existing siding is a 7-1/4" plank. We cannot install the new plank the same way. The existing installation only overlaps 1/4" and gives it a finish of 7" which is not per manufacturer install requirements. This is more than likely the reason our customer is having issues since it only overlaps 1/4". Per manufacturer requirements, the minimum overlap for both face and blind nailing is 1-1/4".

The proposed 8-1/4" plank will be installed per manufacturer requirements and will match the existing finish look and color.

Below is a snippet for your reference where it states the minimum overlap requirement:



FASTENER REQUIREMENTS *continued*

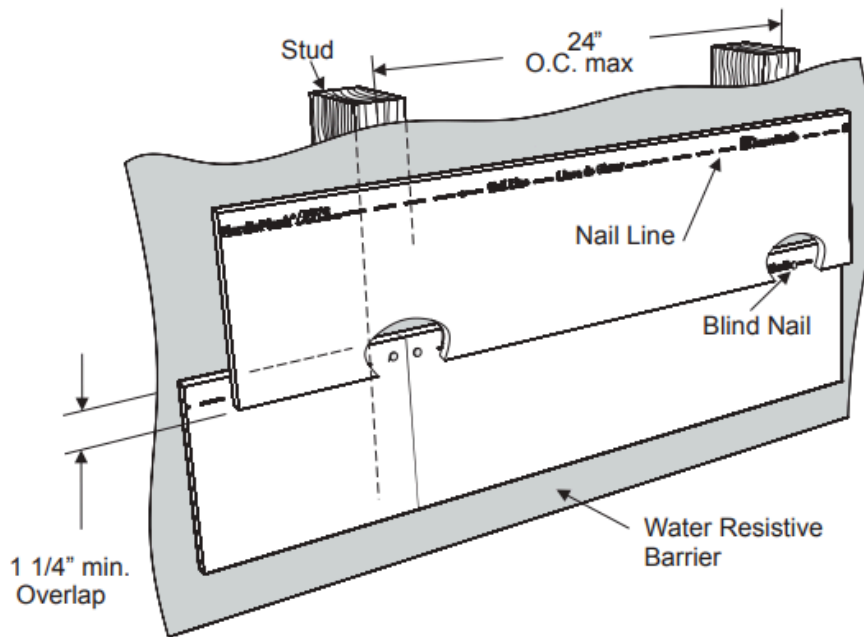
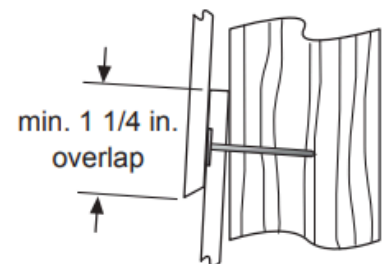


Figure 14 Figure 15

**Minimum overlap
for Both Face
and Blind Nailing**



Richard Amador
Michael Walker Construction
4440 Sigma Road
Farmers Branch, TX 75244

****We have moved!**

Our new address is 4440 Sigma Road, Farmers Branch, Texas 75244.

Please update your records accordingly. **

From: Steven Lindstrom <slindstr@stewart.com>
Sent: Monday, October 12, 2026 5:20 PM
To: Heather Bienko <jandhbienko@sbcglobal.net>
Cc: James Eason <JEason@stewart.com>; Kacy Abel <kabel@mwco.com>; Richard Amador <ramador@mwco.com>
Subject: RE: [External] COA for 105 Elm st.

For that I will let Richard/Kacy provide the details to all on the email. Thanks.

Steve Lindstrom
Vice President
Property and Lease Management

Stewart Title
[1360 Post Oak Boulevard, Suite 100](#)
MC #1-1

Houston, TX 77056
O (713) 985-1199 | M (832) 472-1077 | F (800) 881-6792
stewart.com | steve.lindstrom@stewart.com



NYSE: STC

From: Heather Bienko <jandhbienko@sbcglobal.net>
Sent: Monday, October 12, 2026 5:09 PM
To: Steven Lindstrom <slindstr@stewart.com>
Cc: James Eason <jeason@stewart.com>; Kacy Abel <kabel@mwco.com>; Richard Amador <ramador@mwco.com>
Subject: Re: [External] COA for 105 Elm st.

Is the current siding 8 1/4" wide? What is material of the current siding? Sorry for all of the questions but the committee will want this information.

Heather

On Monday, October 12, 2026 at 08:58:30 AM CDT, Steven Lindstrom <slindstr@stewart.com> wrote:

Heather,

Attached is what we submitted. Also attached are photos of the existing siding condition.k

Our scope of work was:

1. Replacing the entire side of the building siding (removing the mural) and replacing all of the plain trim pieces. Repainting the new siding and trim.

Also attached is the material that was being proposed and the color was to match the existing color on the existing siding which clearly had been there for years so should already be approved without issue by the City and Historic Committee.

Thanks so much.

Steve Lindstrom

Vice President

Property and Lease Management

Stewart Title

[1360 Post Oak Boulevard, Suite 100](#)

MC #1-1

Houston, TX 77056

O (713) 985-1199 | M (832) 472-1077 | F (800) 881-6792

[stewart.com](#) | steve.lindstrom@stewart.com



NYSE: STC

From: Richard Amador <ramador@mwco.com>

Sent: Monday, October 12, 2026 8:35 AM

To: Heather Bienko <jandhbienko@sbcglobal.net>; Steven Lindstrom <slindstr@stewart.com>

Cc: James Eason <jeason@stewart.com>; Kacy Abel <kabel@mwco.com>

Subject: Re: [External] COA for 105 Elm st.

Good morning. I will get you this info today. It's the same as we sent to the city.

Get [Outlook for iOS](#)



Richard Amador

Michael Walker Construction

4440 Sigma Road

Farmers Branch, TX 75244

760.333.8685

WWW.MWCO.COM

****We have moved!**

Our new address is 4440 Sigma Road, Farmers Branch, Texas 75244.

Please update your records accordingly. **

From: Heather Bienko <jandhbienko@sbcglobal.net>

Sent: Monday, 12 October 2026 08:33:00

To: Steven Lindstrom <slindstr@stewart.com>

Cc: James Eason <jeason@stewart.com>; Richard Amador <ramador@mwco.com>; Kacy Abel <kabel@mwco.com>

Subject: Re: [External] COA for 105 Elm st.

I will need this information no later than Tuesday at 9 am as the meeting information must be posted 1 week in advance.

Thank you,

Heather

On Sunday, October 11, 2026 at 11:55:29 AM CDT, Steven Lindstrom <slindstr@stewart.com> wrote:

Richard/Kacy

Please advise all.

From: Heather Bienko <jandhbienko@sbcglobal.net>

Sent: Saturday, 10 October 2026 09:48:01

To: Steven Lindstrom <SLindstr@stewart.com>

Cc: James Eason <jeason@stewart.com>; Richard Amador <ramador@mwco.com>

Subject: Re: [External] COA for 105 Elm st.

Thank you! I also need info on type and size of siding compared to what is currently on the building.
Sent from my iPhone

On Oct 9, 2026, at 4:50 PM, Steven Lindstrom <SLindstr@stewart.com> wrote:

We are not applying for a grant and simply trying to repair our building and I thought we already sent the material but I am copying our GC in this email to advise if what we are proposing in the same color to replace the work out siding on this building that is falling apart and falling off the building creating more issues the longer we are not allowed to replace it.

From: Heather Bienko <jandhbienko@sbcglobal.net>
Sent: Friday, October 9, 2026 4:47 PM
To: Steven Lindstrom <slindstrom@stewart.com>; James Eason <jeason@stewart.com>
Subject: [External] COA for 105 Elm st.

This Message Is From an Unfamiliar Sender
You have not previously corresponded with this sender.

The attached COA was tabled at the last Glen Rose Historic Committee meeting. The committee would like to know the following information:

- Are you interested in apply for the City of Glen Rose 2026 Facade Grant Program which application process ends on October 31st? You could receive up to 5,000 of matching money if approved for this work. If so it would be best to apply for the grant and table to current request to the committee. Let me know if you need an application.
- If not applying for the grant I need to clarify the material being used for the new siding. Is it Hardie Plank, which is different from the current siding? Is plank size the same as current siding? Confirming color remain the same.

I will need this information no later than Tuesday morning in order to get this back on the agenda for October 20th if you are not applying for the grant.

Thank you,

Heather Bienko (214-914-5330)



Hardie Submittal 09.03.2026.pdf
309.9 kB



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	10/20/2025		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Kayla Vara for 114 W Walnut St		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	9/17/2026
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.			

9/17/26

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.glenrose.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: Jose Torres	Name: Kayla Voss
Address: 114 W. Walnut ST	Address: 114 W Walnut St
Phone: 817-526-6309	Phone: 254-998-1624
Email:	Email: Kaylac2288@yahoo.com
Property Address: 114 W Walnut St	Legal Description:
Present Use: Italian Restaurant	Built Circa:
Proposed Use: Italian Restaurant	Current Zoning:

Architect or Contractor Name: _____

Contractor Phone Number: _____

Contractor Address: _____

Proposed Work / Design Description: _____

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: _____

Torres Jose

Applicant's Signature: _____

Kayla Voss

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

Thank you for your guidance regarding the Certificate of Appropriateness application for Historic Preservation.

I am pleased to provide the requested information for the historic committee. Attached, you will find a visual representation of our proposed sign design.

In parallel, I have contacted the individuals you previously recommended concerning the sign and am currently awaiting their return call to further discuss its design and ensure full compliance with the historic district guidelines.

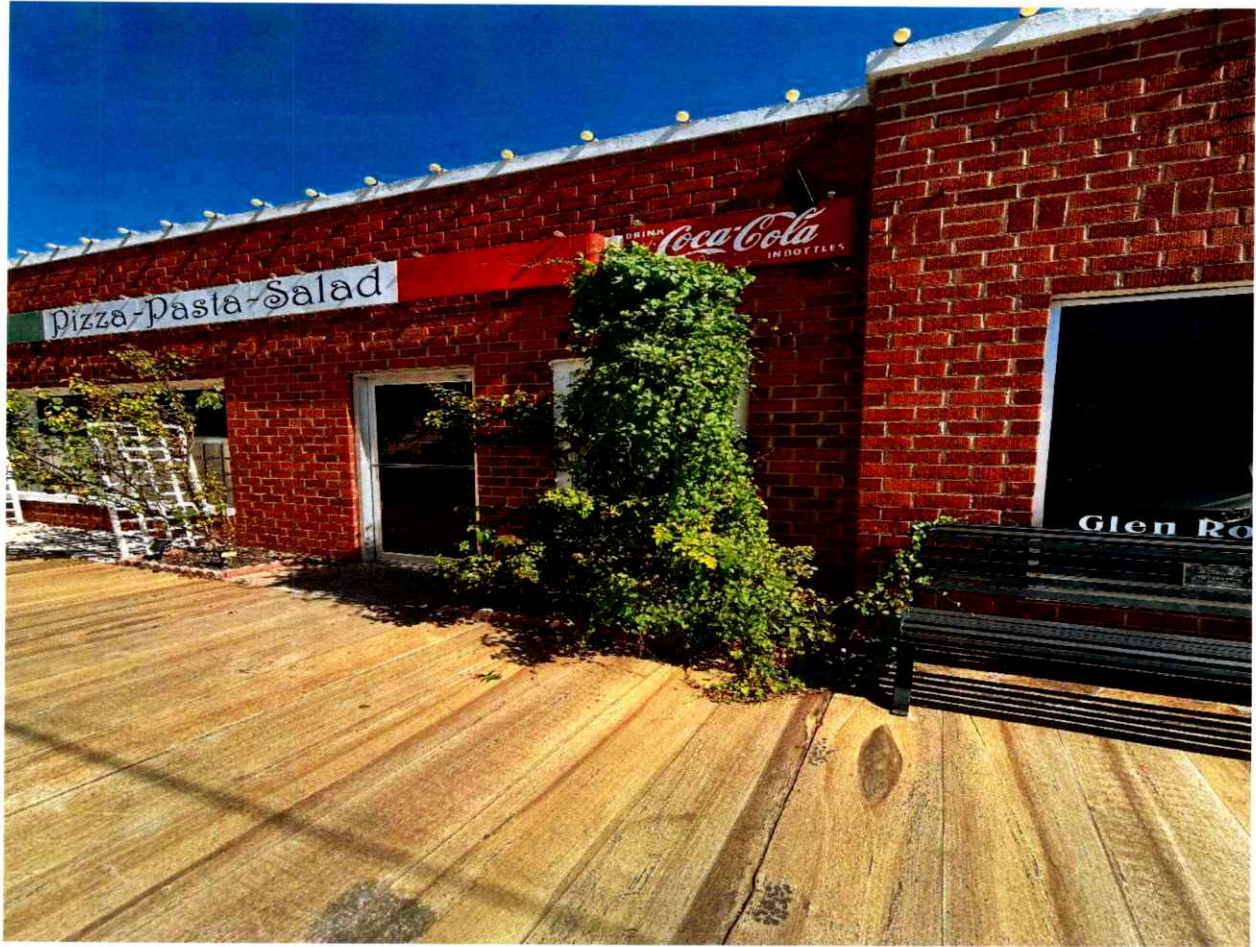
Furthermore, I have included photographs that depict the current condition of the white lattice and the rose bushes intended for removal, highlighting their overgrown and deteriorating state.

I trust these materials will assist with the Certificate of Appropriateness application. Please advise if any additional documentation or information is needed.

Sincerely,
 Kayla













CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	10/20/2025		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a Certificate of Appropriateness Application as submitted by Joan McKenney for 112 SW Barnard St		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	9/29/2026
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.			

9/29/20

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
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.

(FORMERLY VOGUE HAIR SALON)

Property Owner	Applicant / Tenant / Owner's Representative
Name: JOAN & HUGH MCKENNEY	Name: SAME
Address: 112 S.W. BARNARD ST GLEN ROSE, TX 76043	Address:
Phone: 713-202-8233	Phone:
Email: jpcoleman4@aol.com	Email:

Property Address: 112 SW BARNARD ST GLEN ROSE, TX 76043	Legal Description:
Present Use: N/A	Built Circa: 1955 / COMMERCIAL
Proposed Use: GIFT & NOVELTY	Current Zoning: GLEN ROSE NATL HISTORIC DISTRICT #39

Architect or Contractor Name: SOUTHERN SIGN COMPANY

Contractor Phone Number: 817-573-1888

Contractor Address: 6530 W. HWY 377 #ST. 112 TOLAR, TX 76476

Proposed Work / Design Description: VINYL SIGN IN FRONT WINDOW

PERFORATED VINYL W/ BLACK & WHITE LETTERING

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: Joan McKenney

Applicant's Signature: Joan McKenney

☐ 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	



**B&S Southern Sign & Crane
Services, LLC**

6530 W Hwy 377, Ste 112
Tolar, Texas 76476

(817) 573-1888

Office@southernsignservice.com

Location / Address info:

McKenney Gifts and Art
Joan Coleman
110 SW Barnard St
Glen Rose, TX 76043

Estimate Proposal

Item 6.

Date: 9/28/2026 **Est #:** 6848

TERMS: 50% Dep. / DOR upon Comp

Customer: Joan Coleman

Phone #: 713-202-8233

Email:

Referral by:

REP: AO

Item	Description	Qty...	Rate	Total
Window Perf	Window perf per drawing	1	400.00	400.00T
SSS	Installation of: Window perf	1	400.00	400.00T
Procurements	Additional charges if Required by City - Billed on deposit	1	100.00	100.00T
	File Permits (up to 4 - \$50/ea for additional) through the City in which the sign is to be installed, when required by code. Any additional fees required by the city, will be additional, and billed on the final invoice. (ex: engineering)			
	*Permits Filed by Southern Sign Services (referred to as SSS here on out), are to be Installed by SSS only. Installs performed by someone other than SSS, VOIDS all Permits & Warranties.			
Permits	Fees & Inspections (TBD) - May be billed Separately or on Final Invoice	1	0.00	0.00
	Inspections are scheduled upon approval when required, additional fees may apply for cancelled or expired permits....			

Bill To: McKenney Gifts and Art
Joan Coleman
110 SW Barnard St
Glen Rose, TX 76043

Subtotal \$900.00

Tax (8.25%) \$74.25

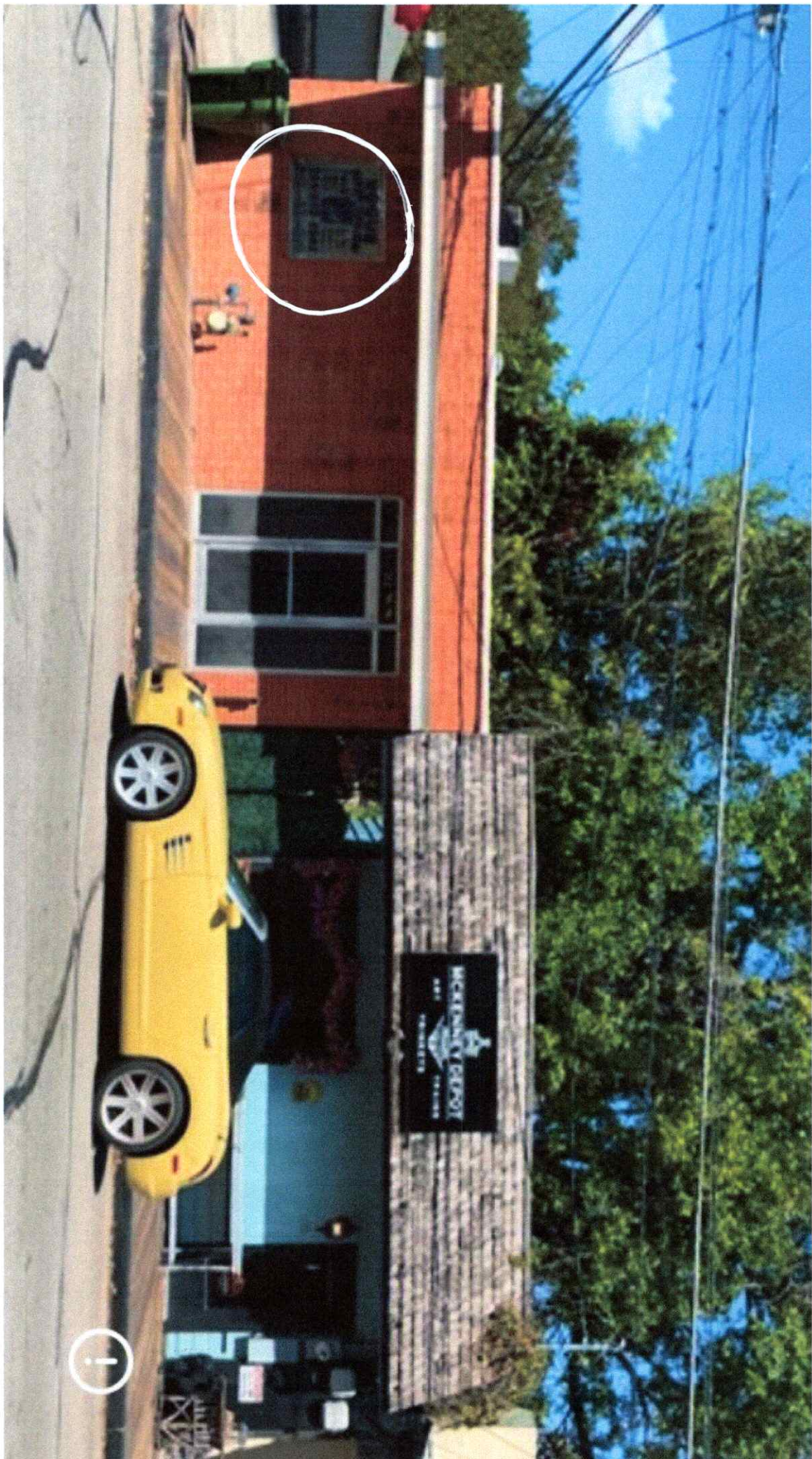
Total \$974.25

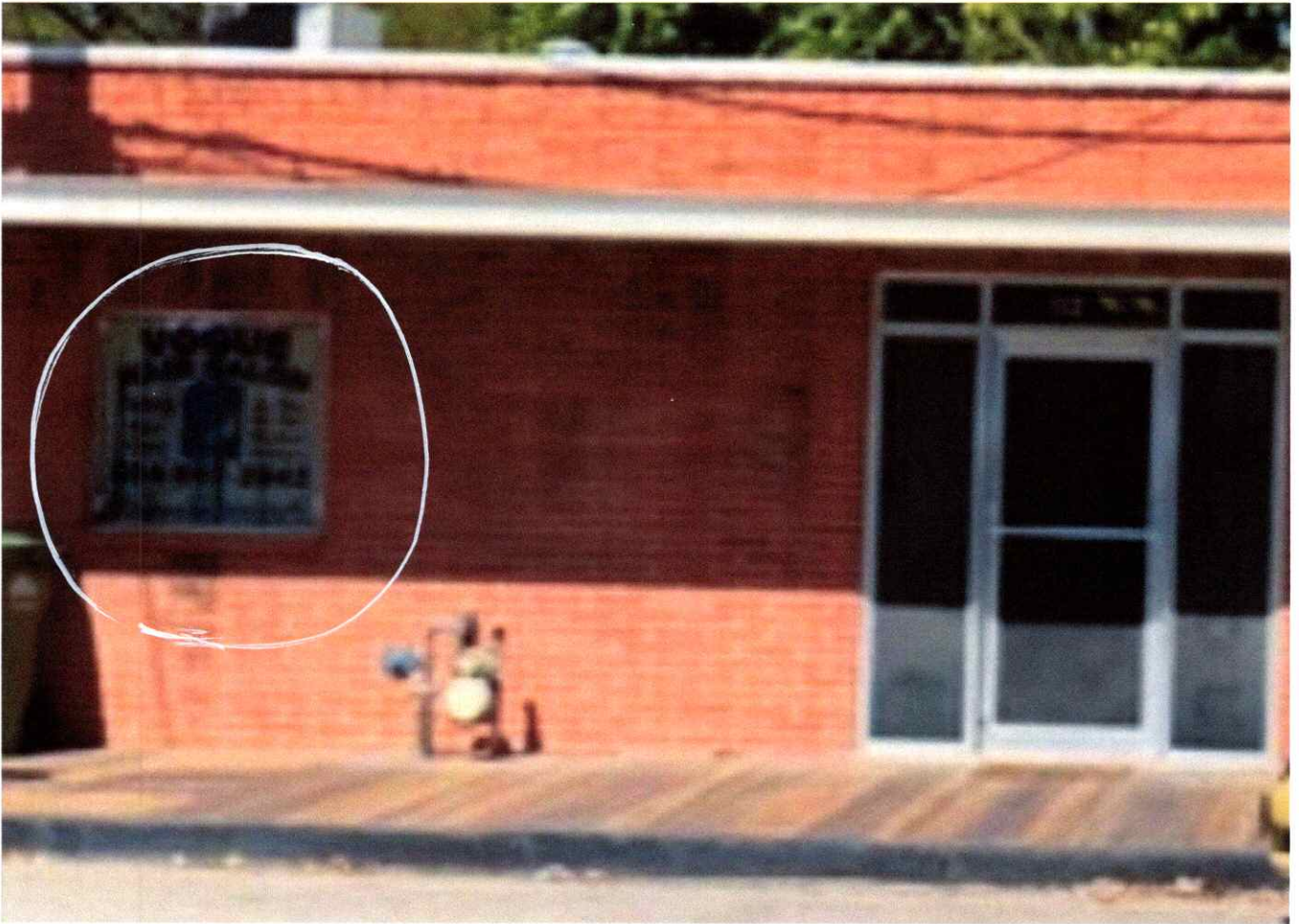
Deposit Required:

\$487.13

SIGN:

DATE:





713-202-8233

Item 6.

From: Joan Coleman jpcoleman4@icloud.com
Subject:
Date: October 1, 2026 at 3:55 PM
To: joan coleman jpcoleman4@aol.com

JC

**Southern
Sign Services**
817-673-1888
www.southern-sign.com



Page: 1 of 2

Sent from my iPhone

Color
Revision
10/2/26



10.1.2026 Rev. 1 Sales: Adam

Sent from my iPhone