

PRESERVATION COMMISSION MEETING

Tuesday, September 15, 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 Stewart Title Co for 105 W Elm St

PUBLIC COMMENT

INDIVIDUAL ITEMS FOR CONSIDERATION

2. Discussion, consideration and possible action regarding CLG Grant
3. Discussion, consideration and possible action regarding the Facade Grant
4. Discussion, consideration and possible action regarding the tax incentives program
5. Discussion, consideration and possible action regarding Farr House RTHL dedication
6. Discussion, consideration and possible action regarding Meet and Greet scheduled September 29, 2026 at Barnard's Mill for the community

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 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:	9/15/2026		
AGENDA SUBJECT:	Consider approval of 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.			

8/25/26

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: 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

Attachments:

- ☐ Scale Drawings with Dimensions
☐ Historic Photos

☐ Material Samples

☒ Current Photos + Proposal

- ☐ 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:

Stewart Title Company VP

Applicant's Signature:

Stewart Title Company VP

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

PROPERTY VIEW

PROPERTY ID: R000005700

Property Year 2025

Tax Summary

Map/GIS

OWNERSHIP

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

Ownership Interest: 1.0000000

AVAILABLE ACTIONS

STC-506
70899 RE

C4000-TX063

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	LANDFRONT FT	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
000298R56	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			7/24/2019 20181210
STACY HENRY	80	605	6/22/1987
HANKINS RONALD	34	402	9/20/1994
BARRETT DENNIS & W/MARY			1/1/1909

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

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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: G0500000002006000

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	Celling 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.

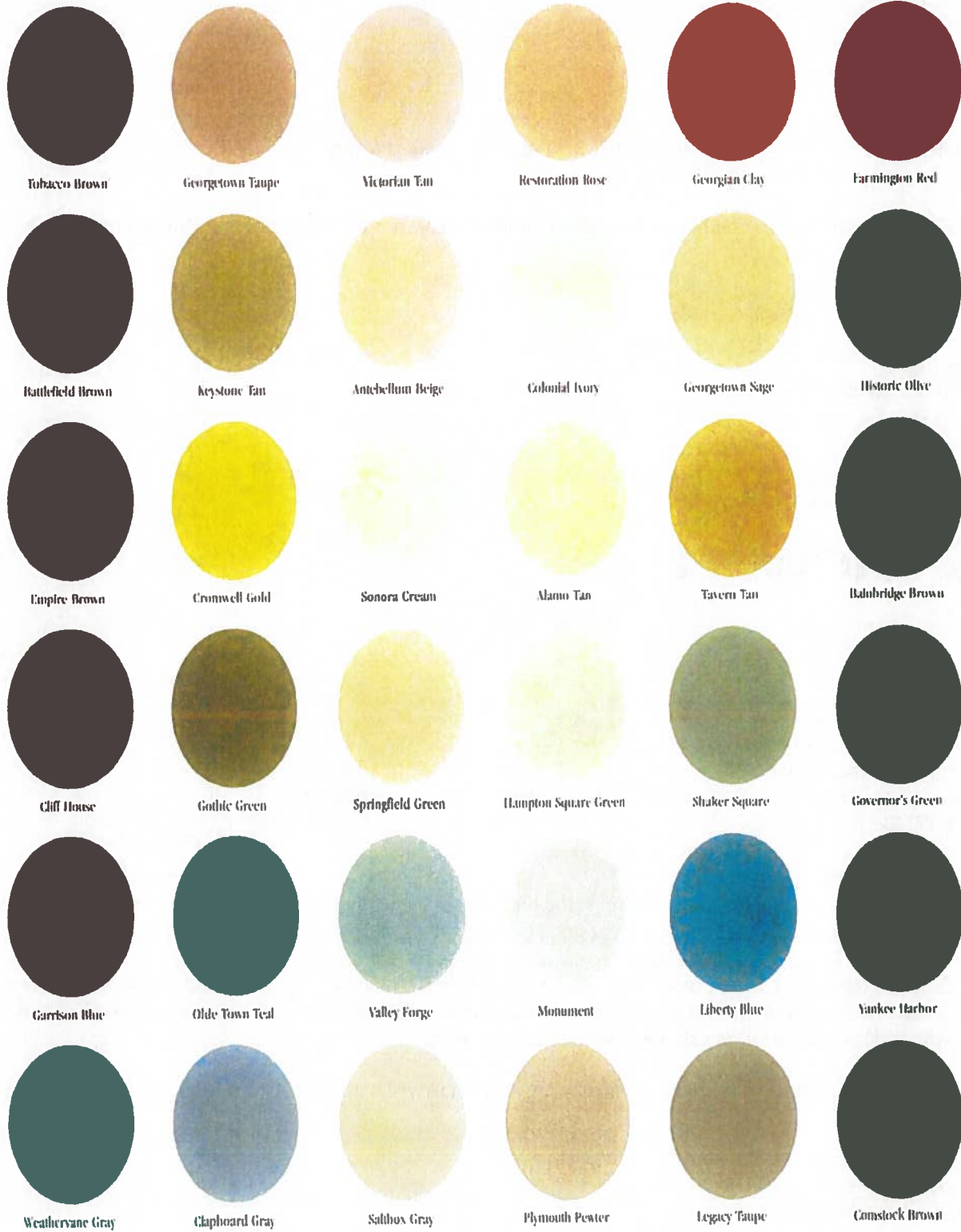
Office Use: D

Quick Link:



THIS IS NOT A BILL. DO NOT PAY.

EXTERIOR COLOR COLLECTION



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



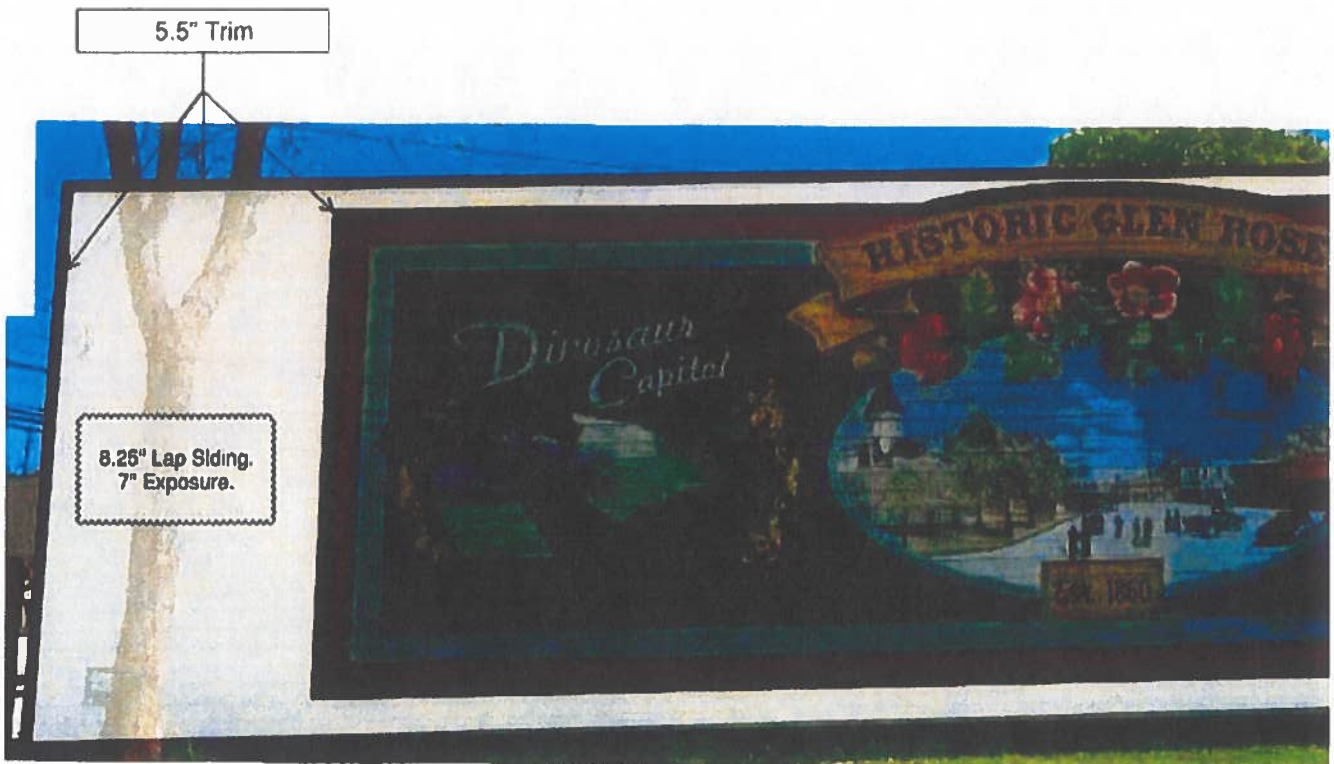
NYSE: STC

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

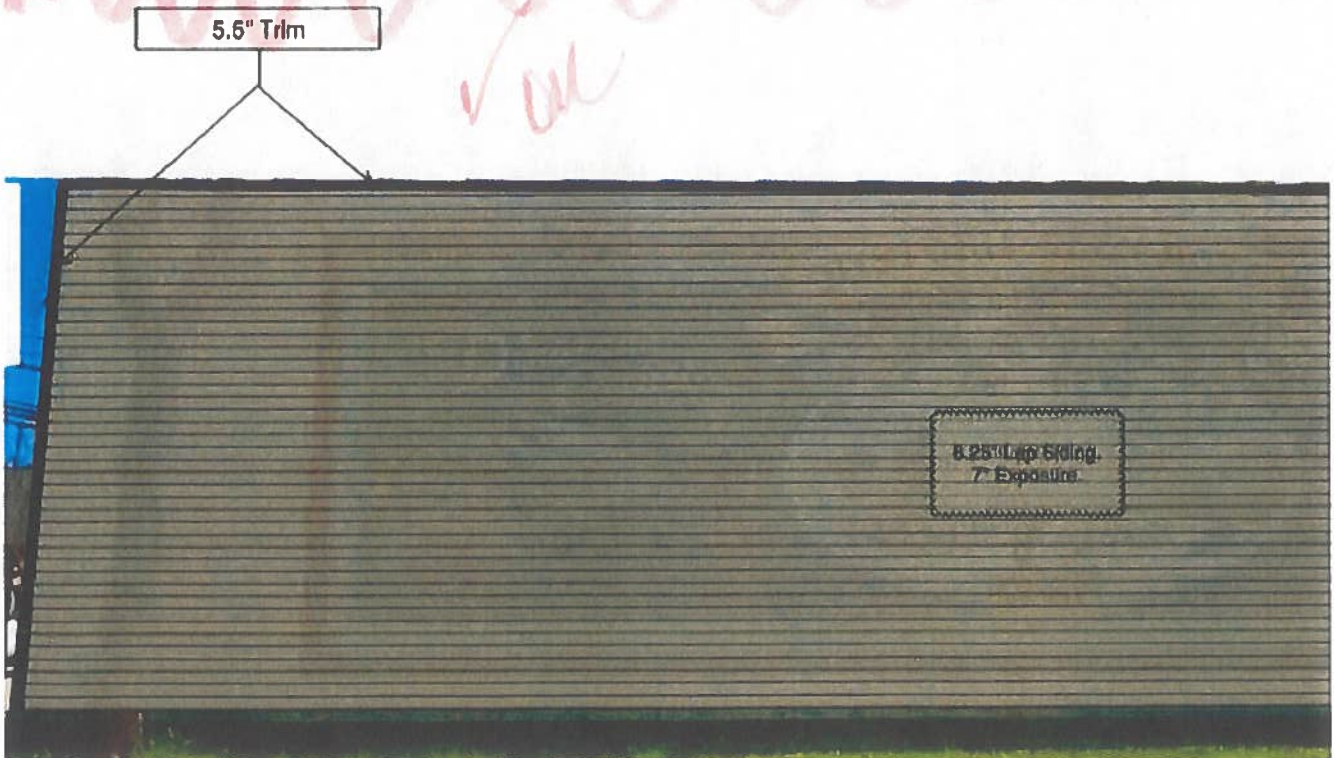
We have decided to go with Option 3 (replacing the entire side of the building). That said, I understand we must get City approval so will you all start that process since everything has to be approved by the City of Glen Rose and the historic society so I think it's best if you all do this and if you 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 away 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**





CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	9/15/2026		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding CLG Grant		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	9/8/2026
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:	9/15/2026		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding the Facade Grant		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	9/8/2026
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:	9/15/2026		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding the tax incentives program		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	9/8/2026
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:	9/15/2026		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding Farr House RTHL dedication		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	9/8/2026
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:	9/15/2026		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding Meet and Greet scheduled September 29, 2026 at Barnard's Mill for the community		
PREPARED BY:	Historic Preservation Officer Heather Bienko	DATE SUBMITTED:	9/8/2026
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
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Move to approve or deny as presented.			