

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

Moderator: Ann Carver, Vice Chairperson

Recorder: Karen Braswell

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

a. Pledge of Allegiance, US Flag

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

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

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

2. Consent Agenda (Chairperson).

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

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

3. Individual Items for Consideration (Chairperson).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

D. Discussion, consideration and possible action regarding grants.

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

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

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

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

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

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

The following applications have been submitted for review.

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

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

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

Melinda Patrick, Chairperson

Heather Bienko, Historic Preservation Officer