

RE: [External] COA for 105 Elm st.

From: Richard Amador (ramador@mwco.com)

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

Cc: jason@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*

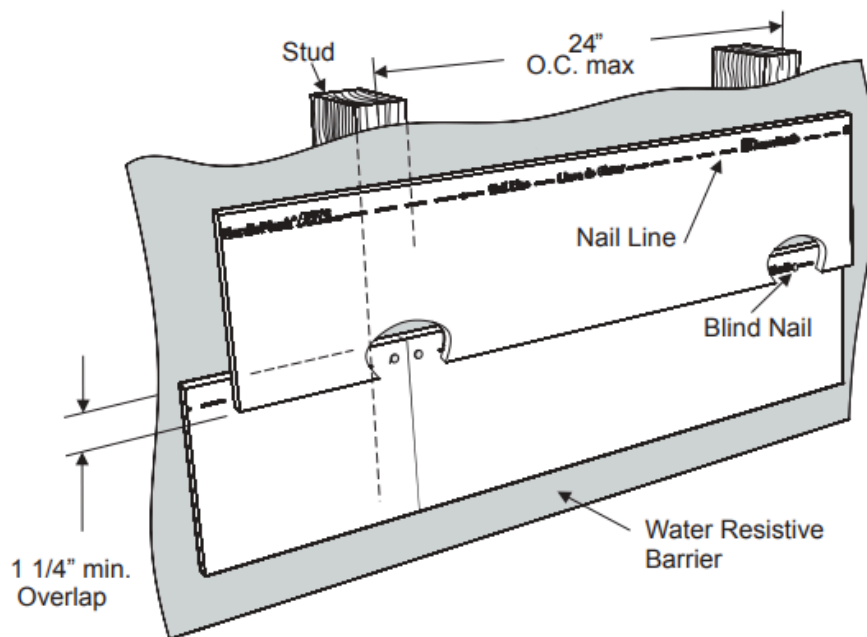
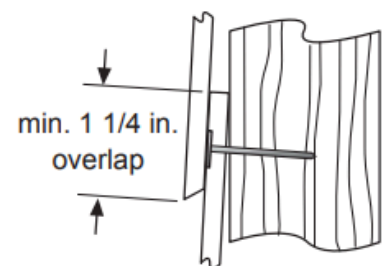


Figure 14 Figure 15

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



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

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: 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 all 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