

**MINUTES
CITY OF ENNIS
HISTORIC LANDMARK COMMISSION MEETING
Monday, February 17, 2025, 6:00 P.M.**

I. CALL TO ORDER

Chairperson David Sacha called a Regular Session of the Ennis Historic Landmark Commission to order Monday, February 17, 2025, at 6:01 P.M. in the Ennis City Hall Commission Chambers, 107 N Sherman St, Ennis, Texas 75119.

Senior Planner Erica Stubbs called roll and verified a quorum:

Chairperson Sacha	Present	Commissioner Setian	Present
Vice Chairperson Hightower	Present	Commissioner Severson	Present
Commissioner Espedal	Present	Commissioner Treadaway	Absent
Commissioner Russell	Present	Commissioner King (alt.)	Present

II. CITIZENS PUBLIC COMMENT PERIOD

No one spoke

III. CONSENT AGENDA

- a. Approval of December 16, 2024, Regular Meeting Minutes
- b. Approval of the November 18, 2024, Amended Regular Meeting Minutes

Motion by **Vice Chairperson Hightower**; second by **Commissioner Russell** to approve both meeting minutes as submitted.

A vote was cast, 7 in favor, 0 against. Motion passed.

IV. INDIVIDUAL ITEMS FOR CONSIDERATION

- a. Consider a request for a Certificate of Appropriateness for the residential structure located at **710 N Sherman St**. The proposed scope of work includes total replacement of original wood siding with 6.25" profile fiber cement lap siding, leveling, and exterior paint. Body, window trim and wainscoting: Sherwin Williams Pure White (SW 7005), Porch columns and chimney: Sherwin Williams Tricorn Black (SW 6528).
Requested by Jordan Toth. HLC Case No. COA-25-2.

Item presented by **Jorge Barake, City Planner**.

Staff addressed questions from Commission regarding work performed at the time the stop work order was issued and existing conditions.

Motion was made by **Commissioner Setian**; second by **Commissioner Espedal** to approve the request as submitted.

Property owner, Jordan Toth, 710 N Sherman St, addressed questions from Commission regarding existing conditions and history of property, color selections, siding materials and dimensions.

A vote was cast 1 in favor (Russell), 6 against. Motion failed.

After discussion and consideration, a Motion was made by **Chairperson Sacha**; second by **Vice Chairperson Hightower** to approve the request as presented with an amendment to replicate the canted skirt profile with horizontal water table trim above, utilize fiber cement staggered shingle siding at gable, retain louvered vent at gable, flat fiber cement siding to replicate the horizontal cornice boards with like dimensions.

A vote was cast, 7 in favor, 0 against. Motion passed.

- b. Consider a request for a modification to the Certificate of Appropriateness approved on October 21, 2024, for the residential structure located at **610 W Gilmer St**. Modifications to the original approved COA include: total roof reconstruction and an approximate 16' addition to the rear of the home.

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Requested by Richard Morales. HLC Case No. COA-25-4.

Item presented by **Erica Stubbs, Senior Planner**.

Applicant, Richard Morales, 610 W Gilmer St, answered questions from commission; clarified roof opened when leveling occurred

After discussion and consideration, a Motion was made by **Commissioner Setian**; second by **Commissioner Severson** to approve the request with an amendment that the new windows installed in the new addition shall match the new windows in the original house.

A vote was cast, 5 in favor, 2 against (Sacha, Severson). Motion passed.

c. Discuss and consider forming a three (3) member subcommittee for the purpose of reviewing properties for which a historic tax exemption has been applied for. The subcommittee shall consist of a total of three (3) current Historic Landmark Commission regular members and/or Historic Landmark Commission alternate members and shall be known as the "Historic Tax Exemption Property Review Subcommittee".

Item presented by **Erica Stubbs, Senior Planner**.

Nora Puckett spoke briefly regarding how previous reviews were conducted.

Discussion regarding process ensued.

Chairperson Sacha, Vice Chairperson Hightower and **Commissioner Severson** volunteered to serve on the Historic Tax Exemption Property Review Subcommittee.

Motion was made by **Chairperson Sacha**; second by **Vice Chairperson Hightower** to approve forming a three (3) person subcommittee to review properties for which a historic tax exemption has been applied for with the following members serving: Sacha, Hightower and Severson.

A vote was cast, 7 in favor, 0 against. Motion passed.

V. ITEMS FOR DISCUSSION

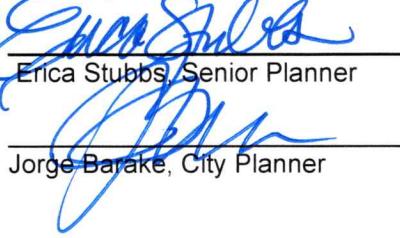
a. District Partners properties – Status of structural review of endangered downtown properties
Troy Foreman, Assistant Director of Planning, Development and Inspections, updated the commission on the current status of the District Partners properties. Discussion ensued.

VI. ADJOURNMENT

Meeting adjourned by **Chairperson Sacha** at approximately 7:38 P.M.

ATTEST:


Erica Stubbs, Senior Planner


Jorge Barake, City Planner

APPROVED:


David Sacha, Chairperson

