



ENNIS
TEXAS

The bluebonnet spirit of Texas

HISTORIC LANDMARK COMMISSION

NOVEMBER 17, 2025



HISTORIC LANDMARK COMMISSION MEETING AGENDA

MONDAY, NOVEMBER 17, 2025 @ 6:00 P.M.

CITY OF ENNIS CITY HALL
COMMISSION CHAMBERS
107 N. SHERMAN ST.
ENNIS, TEXAS 75119

As authorized by Texas Local Government Code Section 551.071 - this meeting may be convened into closed Executive Session for the purposes of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

The City of Ennis reserves the right to re-align, recess, or reconvene the Regular Session or call Executive Session or order of business at any time prior to adjournment.

I. CALL TO ORDER

- Roll Call

II. CITIZENS PUBLIC COMMENT PERIOD

The Historic Landmark Commission invites citizens to address the Commission on any topic not already scheduled for a Public Hearing. Citizens wishing to speak should complete a "Citizen Comment Period" form and present it to staff prior to the meeting. Speakers are limited to 3 minutes. In accordance with the Texas Open Meetings Act, the Historic Landmark Commission cannot take action on items not listed on the agenda. However, your concerns may be addressed by City Staff, placed on a future agenda, or responded to by some other course

III. CONSENT ITEMS

The following may be acted upon in one motion. A Historic Landmark Commissioner may request items to be removed from the Consent Agenda for individual consideration.

- Approval of October 20, 2025, Regular Meeting Minutes.

IV. ITEMS FOR CONSIDERATION

- Consider a request for a Certificate of Appropriateness for the residential structure located at **508 N McKinney St.** The proposed scope of work includes: replacement of two (2) windows on the north side of the home fronting W Denton St with two (2) single hung white vinyl windows with a 6/6 grid pattern.

HLC Case No. COA-25-25

Owner: Magaly Pina

Applicant: Magaly Pina

City Staff: Erica Stubbs, Senior Planner

- Consider a request for a Certificate of Appropriateness for the residential structure located at **301 N Preston St.** The proposed scope of work includes: the removal of existing front porch railing, posts, and arched openings; replacement of porch posts with unfinished square cedar posts; replacement of front door; paint brick exterior white to match shake siding; replacement of garage doors

HLC Case No. COA-25-26

Owner: Gregory K Bradley and Melody K Bradley

Applicant: Melody Bradley

This item was presented at the October 20, 2025 meeting and tabled to November 17, 2025.

City Staff: Jorge Barake, City Planner

- Review, discuss and consider action on the 2025 historic tax exemption property survey report prepared by the Historic Tax Exemption Property Review Subcommittee and consider granting historic tax exemptions for the 2026 tax year. Historic Landmark Commission's recommendations will be submitted for consideration by the City Commission at the first City Commission meeting in April of 2026.

V. ITEMS FOR DISCUSSION

- a. Staff Update – Railroad Underpass Project
- b. List of administratively approved Certificates of Appropriateness – 10/10/25 to 11/6/25
- c. Staff Update – Status of 111 & 113 S Dallas St Properties

VI. ADJOURNMENT

I, 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 to the City of Ennis City Hall, a place convenient and readily accessible to the general public, as well as to the City's website www.ennistx.gov and said Notice was posted prior to the following date and time: **MONDAY, NOVEMBER 10, 2025 by 5:00 P.M.** and remained posted for at least two hours after said meeting was convened.

Jorge Barake
Jorge Barake, City Planner
Planning and Development Department

Erica Stubbs
Erica Stubbs, Senior Planner
Planning and Development Department

<p>Historic Landmark Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at (972) 875-1234 or write to P.O. Box 220 Ennis, TX 75119, at least 48 hours in advance of the meeting.</p>
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**MINUTES
CITY OF ENNIS
HISTORIC LANDMARK COMMISSION MEETING
Monday, October 20, 2025, 6:00 P.M.**

I. CALL TO ORDER

Chairperson Sacha called a Regular Session of the Ennis Historic Landmark Commission to order Monday, October 20 2025, at 6:00 P.M. in the Ennis City Hall Commission Chambers, 107 N Sherman St, Ennis, Texas 75119.

City Planner, Jorge Barake, called roll and verified a quorum:

Chairperson Sacha	Present	Commissioner Setian	Present
Vice Chairperson Hightower	Present	Commissioner Severson	Present
Commissioner Espedal	Absent	Commissioner Treadaway	Present
Commissioner Russell	Absent	Commissioner Gilmore (Alt.)	Present

II. CITIZENS PUBLIC COMMENT PERIOD

Joe Muirhead (1101 Country Club Rd) spoke regarding the Jack Lummus sculpture that was presented to HLC on June 16, 2025. Proposed location of the sculpture is at the corner of Dallas St and McKinney Ave.

Chairperson Sacha requested staff to follow up on status of public arts policy.

III. CONSENT ITEMS

- a. Approval of August 18, 2025, Regular Meeting Minutes

Motion by **Commissioner Setian**; second by **Commissioner Treadaway** to approve the meeting minutes as submitted.

A vote was cast, 6 in favor, 0 against. Motion passed.

IV. ITEMS FOR CONSIDERATION

- a. Nominate a Historic Landmark Commission Member to serve on the Ennis Main Street Board.

Tourism and Main Street Manager, Haley Burnett presented a brief overview of the Ennis Main Street Board.

Motion by **Commissioner Setian**; second by **Commissioner Treadaway** nominating Commissioner Severson to serve on the Ennis Main Street Board.

A vote was cast, 6 in favor, 0 against. Motion passed. Recommendation for appointment will be forwarded to City Commission for consideration.

- b. 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**.

Discussion regarding process ensued.

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

Motion was made by **Chairperson Sacha**; second by **Commissioner Severson** 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 Gilmore.

A vote was cast, 6 in favor, 0 against. Motion passed.

- c. Consider a request for a modification to the Certificate of Appropriateness approved on October 21, 2024 for the residential property located at **701 W Knox St**. Modifications to the original approved COA include installation of a new wood craftsman style door; updated exterior paint colors: Body- Sherwin Williams Bunglehouse Gray (SW2845), Trim- Classic White (SW2829), Storm Door & Shutters- Black Fox (SW7020), Front Door - Stained Minwax Special Walnut; removal of three (3) windows on east façade fronting N Clay St and replace with two (2) windows salvaged from another portion of the home.

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HLC Case No. COA-25-23
Owner: Wendy Santos
Applicant: Paul Corp

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

Applicant and contractor, Paul Corp, Corp Custom Homes spoke briefly regarding the request.

After discussion and consideration, a motion was made by **Commissioner Treadaway**; second by **Vice Chairperson Hightower** to approve the request as submitted.

Applicant and contractor, Paul Corp, Corp Custom Homes provided clarification regarding the following: shutters will be replaced on all street facing windows, a new full glass storm door will be installed, fascia board and board under soffit to be painted trim color (Classic White SW2829), wrought iron railing to remain, wood awnings have been reconstructed

Discussion was had regarding various features of the home, time period, style and features of front door

An amendment to the main motion was made by **Commissioner Setian** to approve a modification to the Certificate of Appropriateness approved on October 21, 2024 for the residential property located at **701 W Knox St**. Modifications to the original approved COA include installation of a new wood craftsman style door; **install new storm door; install shutters facing streets**; updated exterior paint colors: Body- Sherwin Williams Bunglehouse Gray (SW2845), Trim- Classic White (SW2829), Storm Door & Shutters- Black Fox (SW7020), Front Door - Stained Minwax Special Walnut; removal of three (3) windows on east façade fronting N Clay St and replace with two (2) windows salvaged from another portion of the home; second by **Vice Chairperson Hightower**.

A vote was cast, 5 in favor, 1 against (Gilmore). Motion passed.

A vote was cast on the original question to approve the request as submitted. 6 in favor, 0 against. Motion passed.

- d. Consider a request for a Certificate of Appropriateness for the residential structure located at **301 N Preston St**. The proposed scope of work includes: the removal of existing front porch railing, post, and arched openings; replacement of porch posts with unfinished square cedar posts; replacement of front door; paint brick exterior white to match shake siding; replacement of garage doors.

HLC Case No. COA-25-26
Owner: Gregory K Bradley and Melody K Bradley
Applicant: Melody Bradley

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

Property owner, Greg Bradley spoke briefly regarding the request.

After discussion and consideration, a motion was made by **Commissioner Gilmore**; second by **Vice Chairperson Hightower** to approve the request as submitted.

Property owner, Greg Bradley provided clarification regarding the following: exterior lighting unchanged, some deterioration to existing columns upon replacement

Discussion was had regarding brick painted grey by previous owner without obtaining a C.O.A., at the time the 1997 Historic Resources Survey was conducted the home was under 50 years of age, concerns raised that property owners are not notified that they reside in a historic district, enforcement and penalties in cases where work has already been completed without first obtaining a C.O.A., precedents, style of home compared to style of modifications, implications of denial of the request for C.O.A.

Commissioner Gilmore requested a compromise of white columns, Mr. Bradley suggested possibility of painting black.

A vote was cast, 2 in favor (Severson, Sacha), 4 against (Hightower, Setian, Treadaway, Gilmore). Motion failed.

Motion by **Commissioner Setian** to table this item to the next meeting; second by **Commissioner Treadaway**. A vote was cast, 4 in favor (Hightower, Setian, Treadaway, Gilmore), 2 opposed (Severson, Sacha). Motion passed.

**MINUTES
CITY OF ENNIS
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Monday, October 20, 2025, 6:00 P.M.**

- e. Conduct a public hearing and discuss and consider a request for a Certificate of Demolition for a detached storage shed situated in the side yard located at **301 N Preston St.**

HLC Case No. CODR-25-5

Owner: Gregory K Bradley and Melody K Bradley

Applicant: Melody Bradley

Chairperson Sacha opened the Public Hearing at 7:21 P.M.

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

Property owner, Greg Bradley spoke briefly regarding the request.

Joe Muirhead (1101 Country Club Rd) spoke favorably of the work done to the property.

Chairperson Sacha closed the Public Hearing at 7:24 P.M.

After discussion and consideration, a motion was made by **Vice Chairperson Hightower**; second by **Commissioner Treadaway** to approve the request for demolition as submitted.

A vote was cast, 6 in favor, 0 against. Motion passed.

- f. Consider a request for a Certificate of Appropriateness for the residential structure located at **301 N Preston St.** The proposed scope of work includes: removal of existing chain link fence; removal of existing deck located in the side yard; grade for drainage purposes, installation of a pressure treated pine privacy fence measuring 6' in height stained in a walnut finish. A total of two (2) gates to be constructed as part of the fence. One fence facing Baylor St, one fence facing Preston St.

HLC Case No. COA-25-28

Owner: Gregory K Bradley and Melody K Bradley

Applicant: Melody Bradley

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

Property owner, Greg Bradley spoke briefly regarding the request.

After discussion and consideration, a motion was made by **Commissioner Gilmore**; second by **Commissioner Severson** to approve the request as submitted.

Property owner, Greg Bradley provided clarification regarding the location of the proposed privacy fence.

A vote was cast, 6 in favor, 0 against. Motion passed.

- g. Consider a request for a Certificate of Appropriateness for the commercial property located at **112 W Brown St.** (a/k/a 114 W. Brown Street, 116 W. Brown Street, 118 W. Brown Street, and 110 S. Dallas Street). The proposed scope of work includes: replacement of exterior fixtures; installation of new lighting to match existing characteristics of the building; replacement of canopies; new coat of paint while retaining current colors

HLC Case No. COA-25-24

Owner: District Partners, LTD

Applicant: Amanda Moreno-Lake

Item presented by **Troy Foreman, Assistant Director of Planning, Development and Inspections.**

Property owner, Jim Lake introduced project team Amanda Moreno-Lake (partner), Michael Salinas (contractor) and Kevin Cross (property manager).

Contractor, Michael Salinas spoke briefly regarding the request and informed Historic Landmark Commission that in-kind repairs and reconstruction will be performed. Mr. Salinas referenced matching the appearance as the structure existed in 2013.

After discussion and consideration, a motion was made by **Commissioner Treadaway**; second by **Vice Chairperson Hightower** to consider the request as submitted.

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Contractor, Michael Salinas answered questions from Commissioners and provided clarification regarding the following: project timeline, work applies to all four sides of building however, elevations do not reflect all four sides, parapets and walls needing reconstruction will use brick from other parts of the building if possible or be an exact match, process after approval of C.O.A (engineered plans for stabilization required first, then plans for construction with building permit), elevations state "repair" of canopies however, canopies no longer exist, no samples of lighting available that is proposed to be installed per plans, storefront windows will remain the same, paint colors noted on the plans reference black trim color,

Property owner, Jim Lake briefly spoke regarding various projects completed and level of work achieved on said projects.

Historic Landmark Commission expressed concerns over lack of action and commitment by District Parters in Ennis.

Property owner, Amanda Moreno-Lake briefly spoke to infrastructure, hindrances to work and timeline, number of buildings to rehabilitate, awaiting detailed structural engineer's report

Staff spoke to City hiring of structural engineer to perform initial evaluation (walk through after collapse) for stabilization.

After discussion and consideration, a motion was made by **Chairperson Sacha**; second by **Vice Chairperson Hightower** to approve the request as submitted with the addition that restoration work on the exterior shall follow the Secretary of the Interior's Standards for Rehabilitation of Historic Structures.

A vote was cast, 5 in favor, 1 against (Gilmore). Motion passed.

V. ITEMS FOR DISCUSSION

- a. List of administratively approved Certificates of Appropriateness – 8/9/25 to 10/9/25

Item presented by **Erica Stubbs, Senior Planner**. A summary of the administratively approved Certificates of Appropriateness was given. Discussion ensued.

- b. Staff Presentation – Overview of Unified Development Ordinance Section 3.4 Enforcement and Penalties, Troy Foreman, Assistant Director of Planning, Development and Inspections

Item presented by **Troy Foreman, Assistant Director of Planning, Development and Inspections**. A summary of the Section 3.4 of the Unified Development Ordinance was given. Discussion ensued.

VI. ADJOURNMENT

Meeting adjourned by **Chairperson Sacha** at approximately 8:20 P.M.

ATTEST:

APPROVED:

Erica Stubbs, Senior Planner

David Sacha, Chairperson

Jorge Barake, City Planner

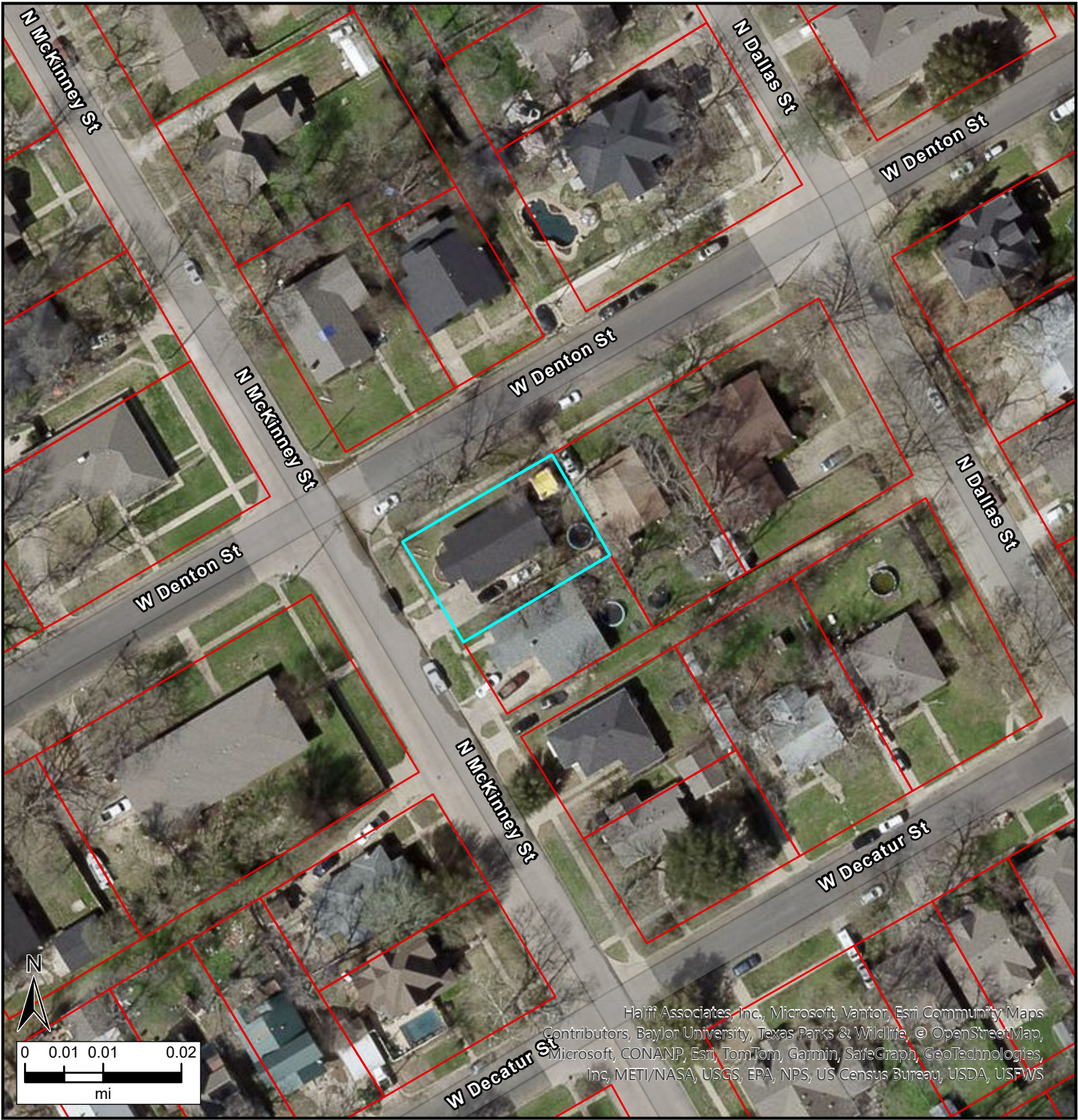












CASE NO. COA-25-25
CERTIFICATE OF APPROPRIATENESS

508 N MCKINNEY ST

508 N McKinney St



Legend

- | | |
|---|--|
|  Parcels |  Profile Baseline |
|  Floodway |  Water Line |
|  1% Annual Chance Flood Hazard Area |  Cross Section |
|  0.2% Annual Chance Flood Hazard Area |  Base Flood Elevation |

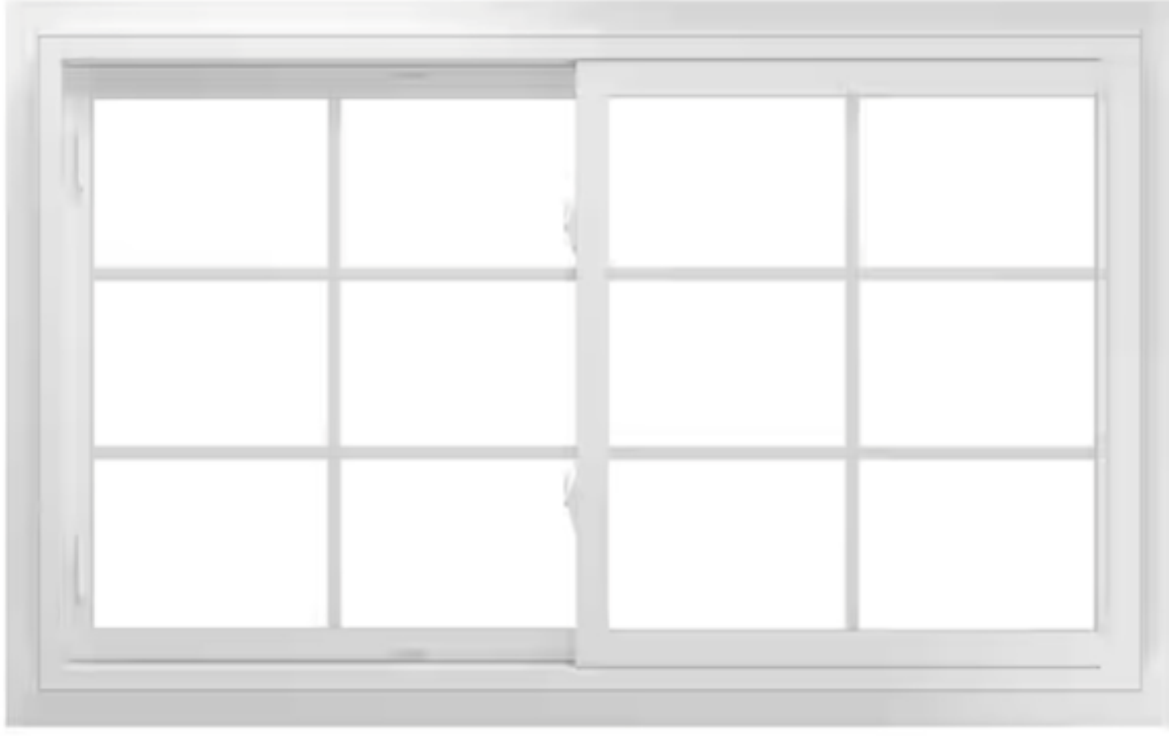


Windows to be Replaced





Existing Windows to be Replaced



Proposed New Windows



COA-25-25

Certificate of
Appropriateness
Application
Status: Active
Submitted On: 9/8/2025





Primary Location

508 N MC KINNEY ST
ENNIS, TX 75119

Owner

PINA MAGALY J

Applicant

 Magaly Pina




Application Information

Meet with Historic Preservation Officer to Review
Application*



Meeting with HPO Scheduled* 



Not Completed --- Call to Schedule

Subdivision Name

Please check the specific Historic Overlay*

Residential Historic Overlay

Please select Application Type (Check all that apply):

Construction (Major) - i.e. new addition, facade
improvement

☐

Alteration (Minor) - i.e. painting, roofing, signage,
material replacement

☒

Painting

☐

Roofing

☐

Signage

☐

Replacement with Similar Items

☒

Demolition - i.e. partial, full, relocation

☐

STOP Work Order Issued

☐

Please provide a detailed explanation of the project to the following questions. Note: if you do not provide enough detail, your application will be rejected or sent back.

Please describe the current state of the property*

2 windows on the left side of the house are wood in bad shape and I need to update to vinyl with grids to match the front

Describe in detail the work you intend to complete.*

2 windows on the left side of the house are wood in bad shape and I need to update to vinyl with grids to match the front. Single hung with grids.

Please describe why you are looking to make these changes*

the windows are in bad shape and let air in the house, for weather reasons.
they dont open properly

Owner Information

Owner Name

Magaly

Owner Street Address

Owner City, State Zip

Owner Telephone*

Owner Email*

Agent/Representative Information (if applicable)

Firm Name

Main Contact

Address

City, State Zip

Telephone

Email

Signature

Applicant Signature*

✓ MAGALY PINA
Sep 8, 2025

🔒 HLC Hearing Date

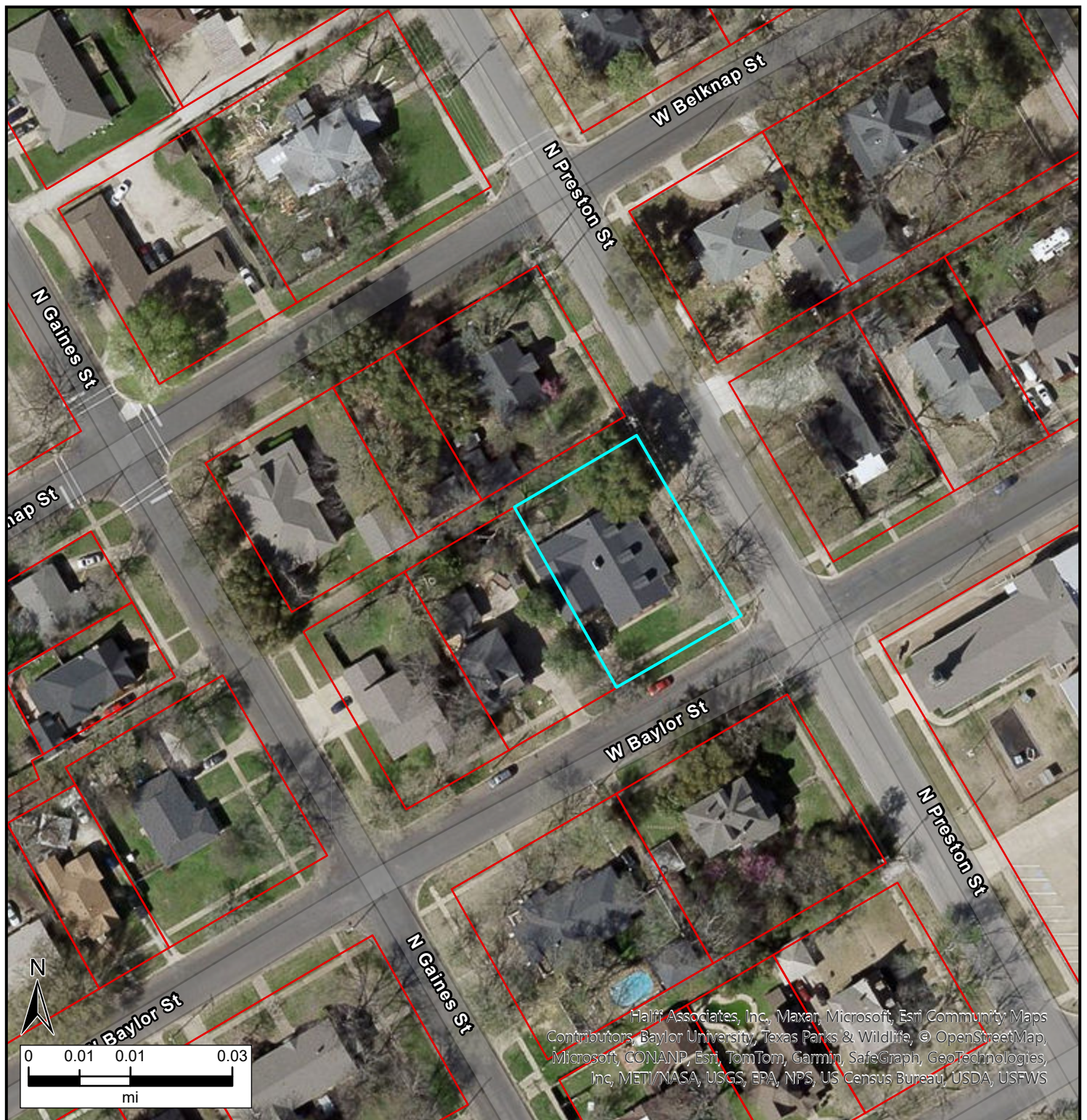
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



CASE NO. COA-25-26
CERTIFICATE OF APPROPRIATENESS

301 N PRESTON ST

301 N Preston St



Legend

- | | | | |
|--|--------------------------------------|---|----------------------|
|  | Parcels |  | Profile Baseline |
|  | Floodway |  | Water Line |
|  | 1% Annual Chance Flood Hazard Area |  | Cross Section |
|  | 0.2% Annual Chance Flood Hazard Area |  | Base Flood Elevation |



Preston St - Prior to Work



Preston St - Work Completed



Baylor St - Prior to Work



Baylor St - Work Completed

**COA-25-26**

Certificate of
Appropriateness

Application

Status: Active

Submitted On: 9/16/2025


Primary Location


301 N PRESTON ST
ENNIS, TX 75119

Owner


RAGSDALE WELBORN E
301 NORTH PRESTON
STREET ENNIS, TX 75119

Applicant


 Melody Bradley

 817-988-6719

 melodybradley78@gmail.com

 301 N Preston St
Ennis, Texas 75119

Application Information

Meet with Historic Preservation Officer to Review  Subdivision Name
Application*

Completed

Please check the specific Historic Overlay*

Residential Historic Overlay

Please select Application Type (Check all that apply):

Construction (Major) - i.e. new addition, facade
improvement



Facade Improvement 



New Addition



Alteration (Minor) - i.e. painting, roofing, signage, material replacement

☒

Painting

☒

Roofing

☐

Signage

☐

Replacement with Similar Items

☐

Demolition - i.e. partial, full, relocation

☐

Please provide a detailed explanation of the project to the following questions. Note: if you do not provide enough detail, your application will be rejected or sent back.

Please describe the current state of the property*

Current state of property was: ill fitting front doors, spindle railing, eyebrow header, poor functioning and damaged garage doors that didn't open all the way, gray brick with white shake

Describe in detail the work you intend to complete.*

paint brick white to match shake siding, custom fit front doors, replace garage doors, railing and openers, remove railing and posts and replace with cedar posts

Please describe why you are looking to make these changes*

Aesthetics – so you can see the front of the house without the blocked nature of the eyebrow header. garage doors were in disrepair. painting and caulking necessary around house while making the "body" of the house uniform in color. Front door allowed cool air to escape, insects to enter house and safety was compromised by the ill fit.

Owner Information**Owner Name**

Greg and Melody Bradley

Owner Street Address

301 N Preston St

Owner City, State Zip

Ennis TX 75119

Owner Telephone*

8179886719

Owner Email*

Melodybradley78@gmail.com

Agent/Representative Information (if applicable)**Firm Name****Main Contact****Address****City, State Zip****Telephone****Email**

Signature

Applicant Signature*



Melody Bradley

Sep 16, 2025



STAFF REPORT ADMINISTRATIVELY APPROVED CERTIFICATES OF APPROPRIATENESS

**NO ADMINISTRATIVELY APPROVED
CERTIFICATES OF APPROPRIATENESS
TO REPORT
10/10/25 – 11/6/25**