



**ENNIS**  
TEXAS

*The bluebonnet spirit of Texas*

**HISTORIC LANDMARK COMMISSION**

**DECEMBER 15, 2025**



## HISTORIC LANDMARK COMMISSION MEETING AGENDA

MONDAY, DECEMBER 15, 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.*

- a. Approval of November 17, 2025, Regular Meeting Minutes.

### IV. ITEMS FOR CONSIDERATION

- a. 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. List of administratively approved Certificates of Appropriateness – 11/7/25 to 12/8/25

### 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](http://www.ennistx.gov) and said Notice was posted prior to the following date and time: **TUESDAY, DECEMBER 9, 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

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.

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

**I. CALL TO ORDER**

Chairperson Sacha called a Regular Session of the Ennis Historic Landmark Commission to order Monday, November 17, 2025, at 6:00 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	Absent	Commissioner Severson	Present
Commissioner Espedal	Present	Commissioner Treadaway	Present
Commissioner Russell	Present	Commissioner Gilmore (Alt.)	Present

**II. CITIZENS PUBLIC COMMENT PERIOD**

No one spoke.

**III. CONSENT ITEMS**

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

Motion by **Commissioner Russell**; second by **Commissioner Severson** to approve the October 20, 2025 regular meeting minutes as submitted.

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

**IV. ITEMS FOR CONSIDERATION**

- a. 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

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

Applicant was not present for questions.

Motion was made by **Commissioner Espedal**; second by **Commissioner Russell** to consider the item.

**Commissioner Espedal** withdrew their motion to consider the item.

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

Discussion ensued regarding an appropriate grid pattern for the replacement windows.

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

After additional discussion and consideration, a motion was made by **Commissioner Russell** to amend HLC Case No. COA-25-25 to approve replacement with vinyl single hung 1/1 windows; second by **Commissioner Gilmore**.

A vote was cast, 6 in favor, 1 against (Espedal). Motion passed.

- b. 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.

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

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

Property owner, Greg Bradley, spoke briefly regarding request. Mr. Bradley clarified that once they were aware of the need for a Certificate of Appropriateness, they worked with city staff. Work was done by a local handyman in the City of Ennis. **Troy Foreman, Assistant Director of Planning, Development and Inspections**, clarified that no permit for the work was pulled, however, most work considered to be basic repair. **Commissioner Setian** questioned if the work on the shed and fence was stopped until appropriate process was completed; applicant stated the work did stop until the approval from the city.

Motion to approve the item as presented by **Commissioner Setian**; second by **Commissioner Espedal**.

**City Manager Andrea Weckmueller-Behringer** spoke regarding the knowledge of local realtors and Historic District boundaries and responsibilities. The city is working on how to notify homeowners by flagging utility accounts.

A vote was cast, 6 in favor, 1 against (Gilmore). Motion passed.

**V. ITEMS FOR DISCUSSION**

- a. 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.

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

Discussion ensued. Item anticipated to come back to Historic Landmark Commission for a vote at the December meeting.

- b. Staff Update – Railroad Underpass Project

**City Manager Andrea Weckmueller-Behringer** provided update. Construction anticipated to commence early 2027.

- c. List of administratively approved Certificates of Appropriateness – 10/10/25 to 11/6/25

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

No Certificates of Appropriateness were administratively approved during the specified time frame.

- d. Staff Update – Status of 111 & 113 S Dallas St Properties

**Troy Foreman, Assistant Director of Planning, Development and Inspections**, provided update. Informed Historic Landmark Commission that 111 S Dallas Street has been demolished, and 113 S Dallas Street front façade had to be removed due to unsafe and unstable conditions. Discussion ensued.

**VI. ADJOURNMENT**

Meeting adjourned by **Chairperson Sacha** at approximately 6:49 P.M.

ATTEST:

APPROVED:

\_\_\_\_\_  
Erica Stubbs, Senior Planner

\_\_\_\_\_  
David Sacha, Chairperson

\_\_\_\_\_  
Jorge Barake, City Planner





**2025**  
**HLTE PROPERTY SURVEY**  
**PREPARED FOR 2026 TAX YEAR**



2025 Historic Tax Exemption Property Survey Prepared for 2026 Tax Year  
Contributing Properties

PID#	PROPERTY ADDRESS	CONTRIBUTING	COMMENTS
158044	111, 113, 115, 117 W. Ennis Ave 102, 104, 106, 108 S. Dallas St.	YES	NRHD - 1986 - Downtown Commercial District
158117	207 W. Ennis Ave	YES	NRHD - 1986 - Downtown Commercial District
158116	213 W Ennis Avenue	YES	NRHD - 1986 - Downtown Commercial District
158103	218 W. Ennis Ave	YES	NRHD - 1986 - Downtown Commercial District
158115	219 W. Ennis Ave	YES	NRHD - 1986 - Downtown Commercial District
158488	500 W. Ennis Ave	YES	NRHD - 1986 - Downtown Commercial District
157952	107 S.W. Main	YES	NRHD - 1986 - Downtown Commercial District
157963	201 SW Main	YES	NRHD - 1986 - Downtown Commercial District
208786	101 S. Dallas St.	YES	NRHD - 1986 - Downtown Commercial District
158108	107 S. Dallas	YES	NRHD - 1986 - Downtown Commercial District
158120	119 S. Dallas St.	YES	NRHD - 1986 - Downtown Commercial District
158127	207 S. Dallas	YES	Not in NR District / IN Downtown overlay district
158113	210 W. Brown	YES	NRHD - 1986 - Downtown Commercial District
158114	212 W. Brown	YES	NRHD - 1986 - Downtown Commercial District
200851	105 N.W. Main	YES	NRHD - 1986 - Downtown Commercial District
158038	107 N.W. Main	YES	NRHD - 1986 - Downtown Commercial District
158039	109 N.W. Main	YES	NRHD - 1986 - Downtown Commercial District
158035	112 - 114 N. Dallas	YES	NRHD - 1986 - Downtown Commercial District
158028	116 N. Dallas	YES	NRHD - 1986 - Downtown Commercial District
158107	117 N. Dallas	YES	NRHD - 1986 - Downtown Commercial District
158037	120 N. Dallas St.	YES	NRHD - 1986 - Downtown Commercial District
158027	210 N. Dallas St.	YES	NRHD - 1986 - Downtown Commercial District
158026	212 N. Dallas St.	YES	NRHD - 1986 - Downtown Commercial District
158187	215 N. Dallas	YES	NRHD - 1986 - Downtown Commercial District
158033	111 W. Knox	YES	NRHD - 1986 - Downtown Commercial District
158020	112 W. Knox	YES	NRHD - 1986 - Downtown Commercial District
158099	200 W. Knox	YES	NRHD - 1986 - Downtown Commercial District
158100	202 W. Knox St.	YES	NRHD - 1986 - Downtown Commercial District
158101	204 W. Knox St.	YES	NRHD - 1986 - Downtown Commercial District
158102	206 W. Knox	YES	NRHD - 1986 - Downtown Commercial District
158194	210 W. Knox	YES	New Item -Contributing per NR District as amended 2016
158428	405 W. Knox	YES	
158413	405 N. Sherman	YES	
159166	609 N. Sherman St.	YES	
159161	708 N. Sherman	YES	
159087	806 N. Sherman	YES	
159086	808 N. Sherman St.	YES	
159076	809 N. Sherman	YES	

## 2025 Historic Tax Exemption Property Survey Prepared for 2026 Tax Year

## Contributing Properties

PID#	PROPERTY ADDRESS	CONTRIBUTING	COMMENTS
159065	901 N Sherman	YES	
159056	905 N. Sherman	YES	
159071	906 N. Sherman	YES	
159057	909 N. Sherman St.	YES	
158269	501 N. McKinney	YES	
158268	503 N McKinney	YES	
159017	806 N. McKinney St.	YES	
158990	1007 N. McKinney	YES	
158005	502 N. Dallas	YES	
159227	605 N. Dallas	YES	
159217	700 N. Dallas	YES	
159213	705 N. Dallas	YES	
159215	709 N. Dallas	YES	
159023	807 N Dallas	YES	
159099	906 N Dallas St.	YES	
159239	607 N.W. Main	YES	
159224	709 N. W. Main	YES	
158422	400 W. Baylor	YES	New Item - cannot find this PID at ECAD
158423	406 W. Baylor	YES	
158184	204 W Belknap	YES	
158418	402 W. Belknap St.	YES	
158263	309 W. Denton	YES	
159176	310 W. Denton	YES	
159174	400 W. Denton	YES	Nat'l Reg Hist. Places - 1986
158400	403 W. Denton	YES	
158409	405 W. Denton	YES	
159010	204 W. Tyler	YES	
159080	304 W. Tyler	YES	
159101	108 W. Latimer St.	YES	
159093	202 W Latimer	YES	
159015	207 W. Latimer St.	YES	
159152	908 N. Preston St.	YES	
159137	903 N. Preston	YES	Recommended for approval for 2025
159064	810 N. Preston	YES	
159082	806 N. Preston	YES	
159146	807 N. Preston	YES	Nat'l Reg Hist. Places - 1986
159145	805 N. Preston	YES	
159196	709 N. Preston	YES	
159156	704 N. Preston	YES	Nat'l Reg Hist. Places - 1986



2025 Historic Tax Exemption Property Survey Prepared for 2026 Tax Year  
Contributing Properties

PID#	PROPERTY ADDRESS	CONTRIBUTING	COMMENTS
159195	703 N. Preston	YES	
159157	702 N. Preston	YES	
159203	701 N. Preston	YES	
159116	609 N. Preston St.	YES	
159129	605 N Preston	YES	Nat'l Reg Hist. Places - 1986
158569	501 N. Preston	YES	Nat'l Reg Hist. Places - 1986
158411	408 N Preston	YES	
158575	403 N. Preston	YES	
158415	308 N. Preston St.	YES	
158574	307 N. Preston	YES	
158424	300 N. Preston	YES	
158486	209 N. Preston	YES	Nat'l Reg Hist. Places - 1986
268073	201 N. Gaines St.	YES	
158485	208 N Gaines	YES	
158603	305 N. Gaines	YES	
159192	701 N. Gaines	YES	Nat'l Reg Hist. Places - 1986
222485	305 N. Clay	YES	
182749	401 N. Clay	YES	Nat'l Reg Hist. Places - 1986
159187	700 N. Clay	YES	
158501	509 W. Brown	YES	
158483	504 W. Knox	YES	
159882	708 W. Knox	YES	
161297	705 W. Knox St.	YES	Medium priority - 1997 survey update
159888	722 W. Knox	YES	
159879	802 W. Knox	YES	
161279	806 W. Knox	YES	
161270	808 W. Knox	YES	
161278	901 W. Knox	YES	
208366	903 W. Knox	YES	
158612	607 W. Belknap	YES	
158570	510 W. Decatur	YES	Recommended for approval for 2025
159120	510 W. Denton	YES	
159119	506 W. Denton	YES	
159110	600 W Denton	YES	

2025 Historic Tax Exemption Property Survey Prepared for 2026 Tax Year  
Non Contributing Properties

PID#	PROPERTY ADDRESS	CONTRIBUTING	COMMENTS
247936	102 W. Ennis Ave		Not Contributing per NR District as amended 2016
158046	108 W. Ennis Ave		Not Contributing per NR District as amended 2016
157969	215 S.W. Main		Not Contributing per NR District as amended 2016
224777	101 NW Main St.		Not Contributing per NR District as amended 2016
284674	113 N.W. Main		Not Contributing per NR District as amended 2016
158195	212 W. Knox		Not Contributing per NR District as amended 2016
159078	800 N. Sherman		Not maintained in stable condition
159079	802 N. Sherman		Not maintained in stable condition



# **STAFF REPORT ADMINISTRATIVELY APPROVED CERTIFICATES OF APPROPRIATENESS**

Certificates of Appropriateness Approved by Staff - November 7, 2025 to December 8, 2025

Record #	Applicant Name	Date Submitted	Address	Record Status	Describe in detail the work you intend to complete
COA-25-30	Zack Tenpenny	11/21/2025	610 N PRESTON ST ENNIS, TX 75119	Active	Remove vinyl siding to expose original wood siding and make repairs as needed. Repaint entire house (all white) - Sherwin Williams Extra White SW 7006 Repair screened porch to include replacement of screen material. All architectural features to remain. All materials used will be an exact match of original materials



## Record No: COA-25-30

Certificate of  
Appropriateness  
Application

Status: Active

Submitted On: 11/21/2025

## Primary Location

610 N PRESTON ST  
ENNIS, TX 75119

## Owner

BROWN APRIL L

## Applicant

 Zack Tenpenny

## Application Information

Meet with Historic Preservation Officer to Review  
Application\*



 Meeting with HPO Scheduled\* 



Completed

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\***

Original siding trim and windows are intact but in need of repairs and painting.  
Vinyl siding is installed in some areas over original siding.

**Describe in detail the work you intend to complete.\***

Remove vinyl siding to expose original wood siding and make repairs as needed.  
Repaint entire house (all white) - Sherwin Williams Extra White SW 7006  
Repair screened porch to include replacement of screen material. All architectural features to remain.  
All materials used will be an exact match of original materials

**Please describe why you are looking to make these changes\***

New owner who desires to restore the original look of the house

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## Owner Information

**Owner Name**

April Brown

**Owner Street Address**

**Owner City, State Zip**

**Owner Telephone\***

**Owner Email\***

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## Agent/Representative Information (if applicable)

**Firm Name**

Tenpenny Residential Construction

**Main Contact**

Zack Tenpenny

**Address**

**City, State Zip**


**Telephone**

**Email**

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## Signature

**Applicant Signature\***

 Zack Tenpenny  
Nov 20, 2025

 **HLC Hearing Date**

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# CERTIFICATE OF APPROPRIATENESS

## HLC Approval Date

11/25/2025

## Conditions / Modifications


C.O.A approved administratively by staff for the following:

- Remove vinyl siding to expose original wood siding and make any necessary repairs to original wood siding using one for one replacement.
- Repair screened porch to include replacement of screen material. All architectural features to remain in place.
- Paint exterior of home one color – Sherwin Williams Extra White SW 7006


## HLC Chairperson Approval

No signature

## Planner Approval

 Erica Stubbs  
Nov 25, 2025

## Planner Approval

 Jorge Barake  
Nov 25, 2025

## Expiration Date

11/25/2026







9:05



Sherwin-Williams



SW 7006  
Extra White

