HISTORIC LANDMARK COMMISSION AGENDA
MONDAY, JULY 20, 2026
6:00 PM

CITY OF ENNIS CITY HALL
COMMISSION CHAMBERS
107 N. SHERMAN
ENNIS, TEXAS 75119
(972) 875-1234

As authorized by Texas 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 called Executive Session or order of business at any time prior to adjournment.

A. CALL TO ORDER
- Roll Call

B. CITIZENS PUBLIC COMMENT PERIOD

The Historic Landmark Commission invites citizens to address the Commission on any topic not already schedule 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 address by City Staff, placed on a future agenda, or responded to by some other course.

C. 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.

C.1. Approval of the June 15, 2026 Regular Meeting Minutes.

2026 06 15_HLC Meeting Minutes

D. ITEMS FOR DISCUSSION AND INDIVIDUAL CONSIDERATION

D.1. Consider a request for a Certificate of Appropriateness for the residential structure located at 403 N Preston

St., also known as the Fain House. The proposed scope of work includes: construction of an approximately 712 square feet detached garage in the rear of the lot. Garage to be constructed using the same building materials as the primary residence including siding, roof and paint color.

HLC Case No. COA-26-10

Owner: John L & Gabriela M Smith

Applicant: JL Smith

COA-26-10

D.2. Consider a request for a Certificate of Appropriateness for the residential structure located at 712 W Knox St. The proposed scope of work includes: installation of vinyl soffit panels (color: Pearl), installation of 5” vinyl fascia board (color: Pearl), installation of gutters (color: Eggshell), replacement of sixteen (16) windows with vinyl double hung windows configured in 6/6 and 8/8 grid patterns.

HLC Case No. COA-26-18
Owner: Ronda Kane
Applicant: Power Home Remodeling
COA-26-18

D.3. Consider a request for a Certificate of Appropriateness for the residential structure located at 701 NW Main St. The proposed scope of work includes: replacement of (5) five windows with PVC-wood composite (Fibrex®) casement windows in a white finish.
HLC Case No. COA-26-20
Owner: Jose Avila
Applicant: Kyle Wilson
COA-26-20

D.4. Consider a request for a Certificate of Appropriateness for the residential structure located at 908 N Preston St. The proposed scope of work includes: leveling, remove and replace metal skirting as necessary and install additional vents in skirting, repair and one for one replacement of rotting/ damaged siding, replacement of front porch boards with tongue and groove boards, replacement of shutters on front of home with Shaker style shutters, removal of secondary non-street facing front door and wall off opening, install new front door in a similar style, Paint – Body: Sherwin Williams Roycroft Mist Gray (SW 2844) Trim: Sherwin Williams Extra White (SW 7006) Shutters & Accent: Sherwin Williams Polished Mahogany (SW 2838) Porch Boards: Sherwin Williams Downing Stone (SW 2821).
HLC Case No. COA-26-21
Owner: Stephanie Cantu
Applicant: Stephanie Cantu
COA-26-21

D.5. Consider a request for a Certificate of Appropriateness for the residential structure located at 605 N Preston St., also known as the E.K. Atwood House. The proposed scope of work includes: removal and replacement of existing cedar privacy fence. New fence and gates to be located in the same position and configuration. Fence will be board on board style construction, 8-feet tall, cedar to be pre-stained.
HLC Case No. COA-26-27
Owner: David W Sacha & James B Fowler
Applicant: David Sacha
COA-26-27

D.6. List of administratively approved Certificates of Appropriateness – 6/6/26 to 7/10/26
Admin Approved COAs 2026 06 06 to 2026 07 10

E. 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 at www.ennistx.gov and said Notice was posted prior to the following date and time: ***TUESDAY, JULY 14, 2026 AT 5:00 P.M.*** and will remain posted for at least two hours after said meeting was convened.

Jorge Barake

Jorge Barake, City Planner
Community Health and Development Department

Erica Stubbs

Erica Stubbs, Senior Planner
Community and Development Department

Historic Landmark Commission Meetings are available to all persons regardless of disability. If you require special assistance, please contact the City of Ennis at (972) 875-1234 ext. 2236 or write to: PO Box 220, Ennis, TX 75120, at least 48 hours in advance of the meeting.

HISTORIC LANDMARK COMMISSION

AGENDA SUMMARY FORM

To:	Historic Landmark Commission
Subject:	Approval of the June 15, 2026 Regular Meeting Minutes.
Meeting:	HISTORIC LANDMARK COMMISSION - 20 Jul 2026
Department:	Planning & Development
Staff Contact:	Jorge Barake, Planner

BACKGROUND INFORMATION:

Minutes for the June 15, 2026 Regular Meeting are submitted for the Historic Landmark Commission's review and approval.

ATTACHMENTS:

2026 06 15_HLC Meeting Minutes

MINUTES
CITY OF ENNIS
HISTORIC LANDMARK COMMISSION MEETING
Monday, June 15, 2026, 6:00 P.M.

A. CALL TO ORDER

Chairperson Sacha called a Regular Session of the Ennis Historic Landmark Commission to order Monday, June 15, 2026, at 6:05 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 Russell	Absent	Commissioner Gilmore (Alt)	Present
Commissioner Treadaway	Present		

B. CITIZENS PUBLIC COMMENT PERIOD

No one spoke.

C. CONSENT ITEMS

C.1 Approval of May 18, 2026, Regular Meeting Minutes

Motion by **Commissioner Treadaway**; second by **Commissioner Gilmore** to approve the May 18, 2026 regular meeting minutes as submitted.

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

D. ITEMS FOR DISCUSSION AND INDIVIDUAL CONSIDERATION

D.1 Consider a request for a Certificate of Appropriateness for the residential structure located at 710 N Preston St. The proposed scope of work includes: removal of sixteen (16) wood windows on the first floor of the home and replace with vinyl double hung 1/1 windows in a white finish.
HLC Case No. COA-26-13
Owner: Richard and Leah Watson
Applicant: Richard Watson

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

Homeowner, Richard Watson, spoke briefly regarding the request and stated that he would prefer 50/50 sash split.

The contractor, Daniel Meyers with Windows USA, spoke briefly regarding the request, stating that he could change the proposed request to 50/50 sash split with full screens.

Motion to approve the item made by **Commissioner Treadaway**; second by **Commissioner Severson**.

Discussion was held regarding the proposed solar screens. The contractor confirmed that the solar screens will be dark in color and provided the Commission with a sample of the window and solar screen. The homeowner stated that not all windows on the home are currently in working condition.

Discussion was held regarding the property's status in the Ennis Historic Resources Survey, including the home's designation as a "High Priority" resource and the date of construction of the porch.

Commissioner Setian questioned why only 16 of the 18 windows are proposed for replacement. The applicant stated that one of the remaining windows faces the alley and the other faces the garage. Further discussion ensued.

MINUTES
CITY OF ENNIS
HISTORIC LANDMARK COMMISSION MEETING
Monday, June 15, 2026, 6:00 P.M.

Chairperson Sacha discussed the original windows and expressed a desire for the original windows to be retained.

Commissioner Treadaway amended the original motion to approve the item as presented to 50/50 split with standard screens.

Discussion was had regarding the trim around the windows and the replacement of deteriorated wood.

A vote was cast. 3 in favor; 3 against (Sacha, Setian, and Gilmore) Motion Failed.

D.2 Consider a request for a Certificate of Appropriateness for the residential structure located at 401 N Dallas St. The proposed scope of work includes: installation of handrails, deck railing and guard assemblies at two entries visible from W Belknap St. The handrails will be constructed using pressure-treated 2x4s atop 4x4 pressure-treated posts and finished with Sherwin Williams Almond Tree (SW 3047). The guard assembly will consist of 34-inch-high hog wire panels painted black.
HLC Case No. COA-26-12
Owner: Allen W & Karen Y Mach
Applicant: Rex Yackee

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

Applicant, Rex Yackee, 272 Sunridge Rd, Ennis, spoke regarding the request and presented the commission with a physical paint sample.

Motion to approve the item made by **Vice-Chairperson Hightower**; second by **Commissioner Severson**.

The applicant stated the homeowner lives in Florida and selected the proposed paint colors; Almond Tree was chosen to match the natural wood tone.

Discussion was had regarding the appropriateness of hog wire panels in the Historical District and the color of paint requested by the homeowner.

Vice-Chairperson Hightower amended the motion; guard assembly to be 2x2 pressure treated wood and painted deep red to match the trim of the home.

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

D.3 Consider a request for a Certificate of Appropriateness for the residential structure located at 408 W Decatur St. The proposed scope of work includes: repair existing siding, reroof using same material and color, remove storm windows, restore original windows including replacement of broken glass with wavy glass, install brick ribbon and brick steps to the leadwalk, add sconce at front door, exterior paint: Body in Sherwin Williams Downing Sand (SW 2822), Trim in Sherwin Williams Creamy (SW 7012), Doors in Sherwin Williams Bunglehouse Blue (SW 0048), remove (1) one door on the right side of the home and relocate (1) one window, remove wood ramp, add brick skirting to right side of home, remove garage addition converting into a single car garage with access from Decatur St drive approach, enclose/ square off an approximately 4-feet wide recess in the rear of the home, and convert hip roof to a gable roof at the rear of the home.
HLC Case No. COA-26-9
Owner: Elevate Custom Homes LLC
Applicant: Jason Crow, Elevate Custom Homes LLC

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

Applicant, Jason Crow, 400 W Decatur St., Ennis, spoke briefly regarding the request.

MINUTES
CITY OF ENNIS
HISTORIC LANDMARK COMMISSION MEETING
Monday, June 15, 2026, 6:00 P.M.

Discussion was had regarding the 4 feet wide indentation on the rear of the home and the removal of the widows. Historical survey and the photo of the home taken in 1908 of the home was discussed.

Motion was to approve the item made by **Commissioner Setian**; second by **Vice-Chairperson Hightower**.

Discussion was held regarding the roof design at the rear of the home. The applicant clarified that the roof extension will terminate at the plate line and will be constructed as a gable roof. The applicant agreed to use Hardie shingle siding within the gable. The applicant also stated that brick skirting currently exists beneath the siding and plans to restore the exposed brick skirting through power washing.

Discussion was had regarding the modification/demolition of the storage shed. Staff clarified.

Commissioner Setian amended the motion; hardie shingle siding on the gable roof.

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

D.4 List of administratively approved Certificates of Appropriateness – 5/12/26 to 6/5/26

E. ADJOURNMENT

Meeting adjourned by **Chairperson Sacha** at approximately 7:28 P.M.

ATTEST:

_____
Erica Stubbs, Senior Planner

_____
Jorge Barake, City Planner

APPROVED:

_____
David Sacha, Chairperson

HISTORIC LANDMARK COMMISSION

AGENDA SUMMARY FORM

To:	Historic Landmark Commission
Subject:	Consider a request for a Certificate of Appropriateness for the residential structure located at 403 N Preston St., also known as the Fain House. The proposed scope of work includes: construction of an approximately 712 square feet detached garage in the rear of the lot. Garage to be constructed using the same building materials as the primary residence including siding, roof and paint color. HLC Case No. COA-26-10 Owner: John L & Gabriela M Smith Applicant: JL Smith
Meeting:	HISTORIC LANDMARK COMMISSION - 20 Jul 2026
Department:	Planning & Development
Staff Contact:	Erica Stubbs, Senior Planner

BACKGROUND INFORMATION:

The residential structure located at 403 N Preston Street is listed as high priority in the 1997 Update of the 1985 Historic Resources Survey and also listed on the National Register of Historic Places as the Fain House.

The property has two (2) active Certificates of Appropriateness. A C.O.A. for exterior restoration was granted by HLC on February 28, 2024 and a C.O.A for a privacy fence was granted by HLC on July 15, 2024. Both active Certificates of Appropriateness were granted prior to the UDO amendments enacting expiration dates for Certificates of Appropriateness.

The applicant requests approval for the construction of an approximately 712 square feet detached garage located in the rear yard. Features, materials and finishes shall match that of the main structure.

ATTACHMENTS:

COA-26-10_Application
COA-26-10_Vicinity Map
COA-26-10_Current Property Photos
COA-26-10_Historic Resources Survey
COA-26-10_NRHP
COA-26-10_Plans & Elevations
COA-26-10_Siding & Paint

City of Ennis, TX

June 24, 2026

Record No: COA-26-10

Certificate of Appropriateness Application

Status: Active

Submitted On: 4/17/2026

Primary Location

403 N PRESTON ST
ENNIS, TX 75119

Owner

Applicant

JL Smith

Application Information

Meet with Historic Preservation Officer to Review Application*

Completed

Subdivision Name

Templeton McCanless Historic District

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

☐

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*

Renovation in progress

Describe in detail the work you intend to complete.*

Build Garage

Please describe why you are looking to make these changes*

Old Garage is gone

Owner Information

Owner Name

JL Smith

Owner Street Address

Owner Telephone*

Owner City, State Zip

Owner Email*

Agent/Representative Information (if applicable)

Firm Name

NA

Main Contact

Address

City, State Zip

Telephone

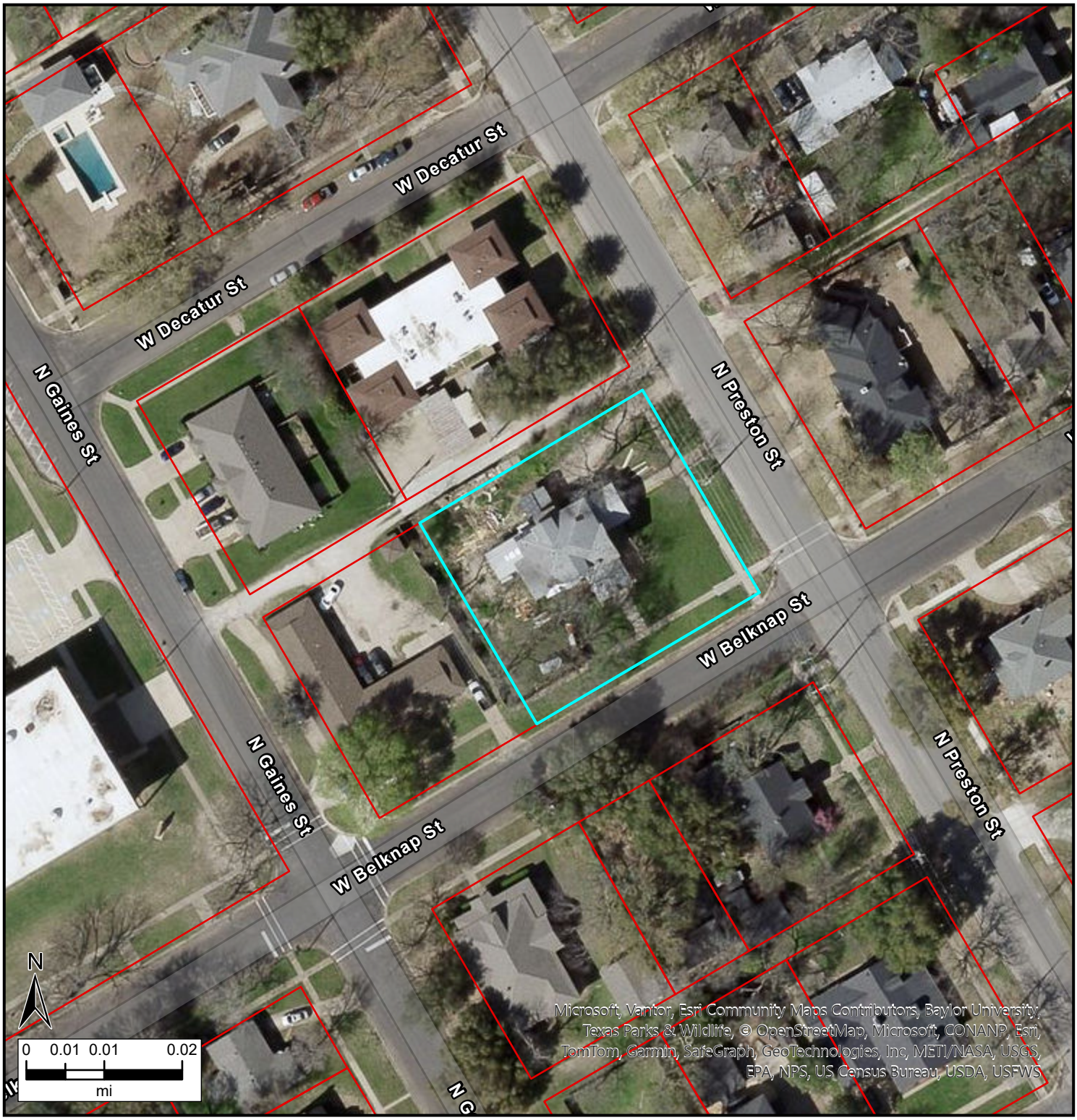
Email

Signature

Applicant Signature*

John L Smith
Apr 17, 2026

403 N Preston St



Legend

Parcels

ENNIS TEXAS
The bluebonnet spirit of Texas

Date: 7/8/2026

D.1

Site No.	Address	HIGH	MED	LOW	Date	Roll : Frame	Roll : Frame	Roll : Frame	Slides	Comments
1199	505 S. Paris	X			1920	38 : 10	52 : 07-09		2	Ennis Survey Update 1997; Upgrade to HIGH priority
1212	600 S. Paris		X		1895	28 : 18	50 : 33-35		2	
1200	601 S. Paris	X			1937	38 : 9	52 : 01-06	71 : 11	6	Ennis Survey Update 1997; Keep as HIGH priority
1213	604 S. Paris		X		1905	28 : 17	50 : 30-32		1	
1214	802 S. Paris		X		1915	28 : 16	50 : 28-29		1	
1201	807 S. Paris		X		1925	38 : 6	52 : 12-14		1	
1215	910 S. Paris		X		1915	28 : 15	50 : 25-27		1	
1202	1001 S. Paris		X		1920	38 : 5	71 : 15		1	Ennis Survey Update 1997; Keep as MEDIUM priority
1216	1100 S. Paris			X	1915	28 : 14			0	
1217	1104 S. Paris			X	1920	28 : 13			0	
1218	1204 S. Paris			X	1925	28 : 12			0	
1203	1209 S. Paris			X	1920	38 : 4			0	
1219	1210 S. Paris		X		1920	28 : 11			0	
1204	1213 S. Paris			X	1925	38 : 3			0	
1220	1214 S. Paris			X	1920	28 : 10			0	
1221	1222 S. Paris		X		1920	28 : 9	50 : 22-24		1	
1292	901 Park		X		1920	72 : 11			1	Ennis Survey Update 1997; Add as MEDIUM priority
1252	105 S. Pecan			X	1930	28 : 34			0	
1254	406 S. Pecan			X	1925	28 : 22			0	
1255	408 S. Pecan			X	1930	28 : 23			0	
1253	509 S. Pecan			X	1915	28 : 33			1	
837	200 N. Preston		X		1935	10 : 35A	70 : 04		1	
809	201 N. Preston	X			1925	9 : 11	63 : 18-21		4	
808	209 N. Preston	X			1902 *	9 : 10	63 : 16-17		3	NRHP - 9/25/86
807	307 N. Preston		X		1900	9 : 9	63 : 15		1	
836	308 N. Preston	X			1910	10 : 34A	70 : 02-03	72 : 10	2	Ennis Survey Update 1997; Upgrade to HIGH priority
1294	400 N. Preston		X		1945	72 : 09			1	Ennis Survey Update 1997; Add as MEDIUM priority
806	403 N. Preston	X			1909 *	9 : 8	63 : 13-14		5	NRHP - 9/25/86
835	408 N. Preston		X		1920	10 : 33A	70 : 00-01		2	
805	501 N. Preston	X			1910	9 : 7	63 : 09-12		5	NRHP - 9/25/86
834	510 N. Preston			X	1935	10 : 32A			0	
804	605 N. Preston	X			1925 *	9 : 6	63 : 04-08		5	NRHP - 9/25/86
803	607 N. Preston	X			1916 *	9 : 5	63 : 01-03		4	
833	608 N. Preston			X	1935	10 : 31A			0	
832	610 N. Preston			X	1930	10 : 30A			0	
802	701 N. Preston		X		1915	9 : 4	63 : 00		1	
831	702 N. Preston			X	1935	10 : 29A			0	
801	703 N. Preston		X		1915	9 : 3			0	
830	704 N. Preston	X			1901 *	10 : 28A	64 : 30-34		4	NRHP - 9/25/86
800	705 N. Preston		X		1910	9 : 2			0	

*** exact date; ? date uncertain**

NPS Form 10-900-a
(3-82)

OMB NO. 1024-0018
Expires 10-31-87

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received 8/11/86
date entered SEP 25 1986

Continuation sheet **Item number** all **Page** 39

TEXAS HISTORIC SITES INVENTORY FORM—TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County ELLIS ELL
City/Rural ENNIS EN
2. Name Fain House
Address 403 N PRESTON
3. Owner Kathryn J. Blanchard
Address Same
4. Block/Lot OTS/Blk 206/lot 1, 2, 3
5. USGS Quad No. 3296-242 Site No. 806
UTM Sector 722-3579
6. Date: Factual 1909 Est.
7. Architect/Builder Unknown
Contractor
8. Style/Type bungalow
9. Original Use residential
Present Use residential
10. Description Bungalow plan; two-story frame dwelling; w/ 117/121 siding; hip roof w/ gables w/ composition shingles and exposed rafter ends; wood sash, double-hung windows, multilight upper sash over single lower sash, single-door primary entrance, one-bay porch w/ gable roof across entry bay only w/
11. Present Condition good
12. Significance ARCHITECTURE: Bungalow details of exposed beams, decorative rafter ends and broad, low porches and porte-cochere are fused with a four-square, plan-type dwelling to create a successful large-scale bungalow composition.
13. Relationship to Site: Moved Date ____ or Original Site X (describe) in a residential area northwest of the CBD.
14. Bibliography TAX ROLL, CITY DIRECTORY, SANBORN MAP
15. Informant Kathryn J. Blanchard
16. Recorder Hardy-Heck-Moore Date July 1985

DESIGNATIONS

TNRIS No. ____ Old THC Code ____
☐ RTHL ☐ HABS (no.) TEX ____
NR: ☐ Individual ☐ Historic District
☐ Thematic ☐ Multiple-Resource
NR File Name ____
Other 14

PHOTO DATA

B&W 4×5s ____ Slides 5
35mm Negs

YEAR	DRWR	ROLL	FRME		ROLL	FRME
		9	8	to		
		63	13	to	63	14
				to		

CONTINUATION PAGE No. 2 of 2

TEXAS HISTORIC SITES INVENTORY FORM—TEXAS HISTORICAL COMMISSION (rev.8-82)

1. County ELLIS ELL
City/Rural ENNIS EN
2. Name Fain House
5. USGS Quad No. 3296-242 Site No. 806
UTM Pt. 14/722840/3579100
Acreage less than one acre

Description continued: stuccoed brick piers; porte cochere at N. elev. Multiple roof planes, braced supports, extended rafter ends, horizontal emphasis and dissimilar treatment of sun room wing are distinguishing features of the bungalow. Stuccoed (brick; masonry block) porch piers. Outbuildings: garage apt., greenhouse.

Significance continued: This is one of the city's best examples of the melding of a four square house with bungalow detailing.

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received 8/14/86
date entered

Continuation sheet | Item number | Page

Multiple Resource Area
Thematic Group

Name Ennis Multiple Resource Area
State Ellis County, TEXAS

Nomination/Type of Review			Date/Signature
11. Fain House	Substantive Review	for Keeper	Patrick Andrus 9/25/86
		Attest	Bruce J. Noble, Jr. 9/23/86
12. Farrar House	Entered in the National Register	for Keeper	Delores Byers 9/25/86
		Attest	
13. Gillespie Farm	Substantive Review	Keeper	Return 9/25/86 PWA S.
		Attest	
14. House at 106 East Denton	Entered in the National Register	for Keeper	Delores Byers 9/25/86
		Attest	
15. House at 404 East Crockett	Substantive Review	for Keeper	Patrick Andrus 9/25/86
		Attest	Bruce J. Noble, Jr. 9/23/86
16. House at 500 North Main, E.	Entered in the National Register	for Keeper	Delores Byers 9/25/86
		Attest	
17. House at 508 North Dallas	Substantive Review	for Keeper	Patrick Andrus 9/25/86
		Attest	Bruce J. Noble, Jr. 9/23/86
18. House at 509 West Brown	Entered in the National Register	for Keeper	Delores Byers 9/25/86
		Attest	
19. House at 708 East Brown	Substantive Review	Keeper	Patrick Andrus 9/25/86
		Attest	Bruce J. Noble, Jr. 9/23/86
20. House at 722 West Madison	Entered in the National Register	for Keeper	Delores Byers 9/25/86
		Attest	

D.1.

8600250 1

WASO Form - 177
("R" June 1984)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Substantive Review

Fain House (Ennis MRA)
Ellis County
TEXAS

Working No. AUG 11 1986
Fed. Reg. Date: 2/3/87
Date Due: 9/4/86 — 9/25/86
Action: ✓ ACCEPT 9-25-86
___ RETURN
___ REJECT
Federal Agency: ___

☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☒ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

This house is one of the city's best examples of a melding of a four square house with bungalow detailing.

Recom./Criteria Accept, C
Reviewer Bruce G. Noble, Jr.
Discipline Historian
Date 9/23/86
___ see continuation sheet

Nomination returned for: ___ technical corrections cited below
___ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition		Check one	Check one
☐ excellent	☐ deteriorated	☐ unaltered	☐ original site
☐ good	☐ ruins	☐ altered	☐ moved date ___
☐ fair	☐ unexposed		

Describe the present and original (if known) physical appearance

☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect

Statement of Significance *(in one paragraph)*

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

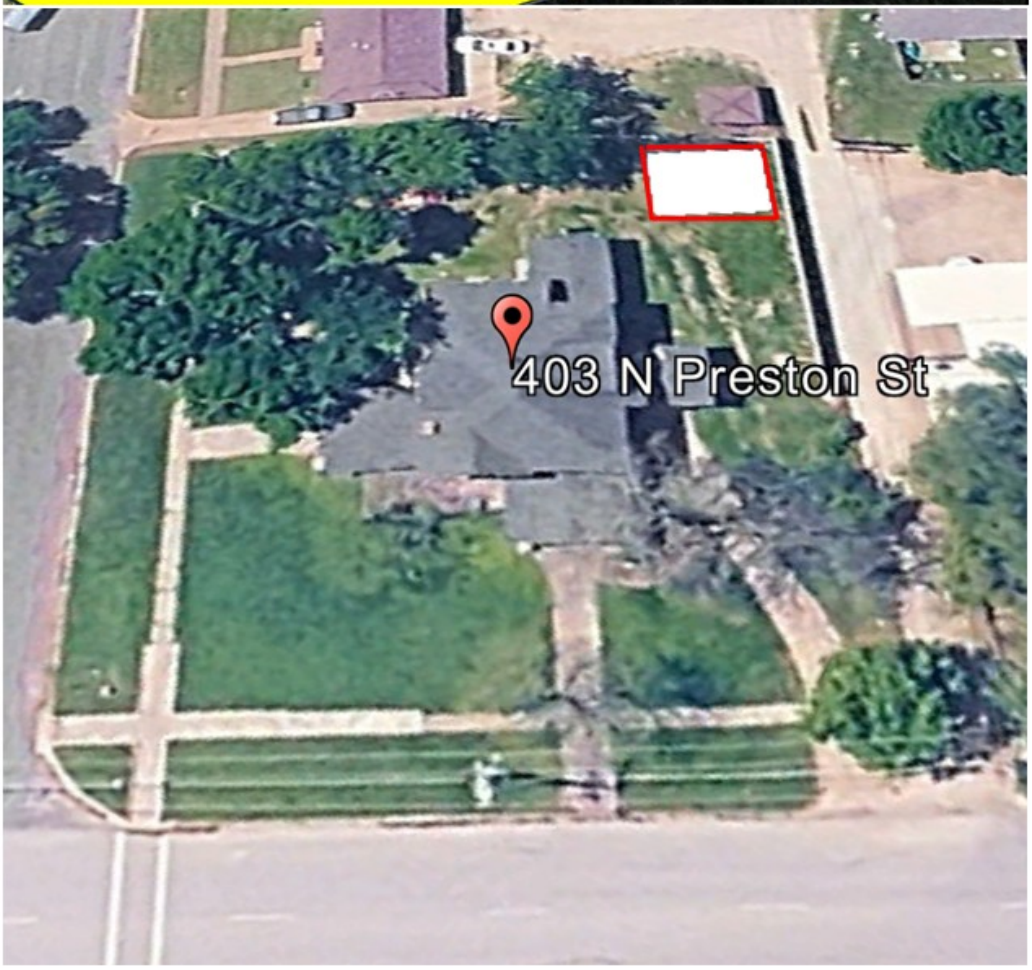
GPO 918-450

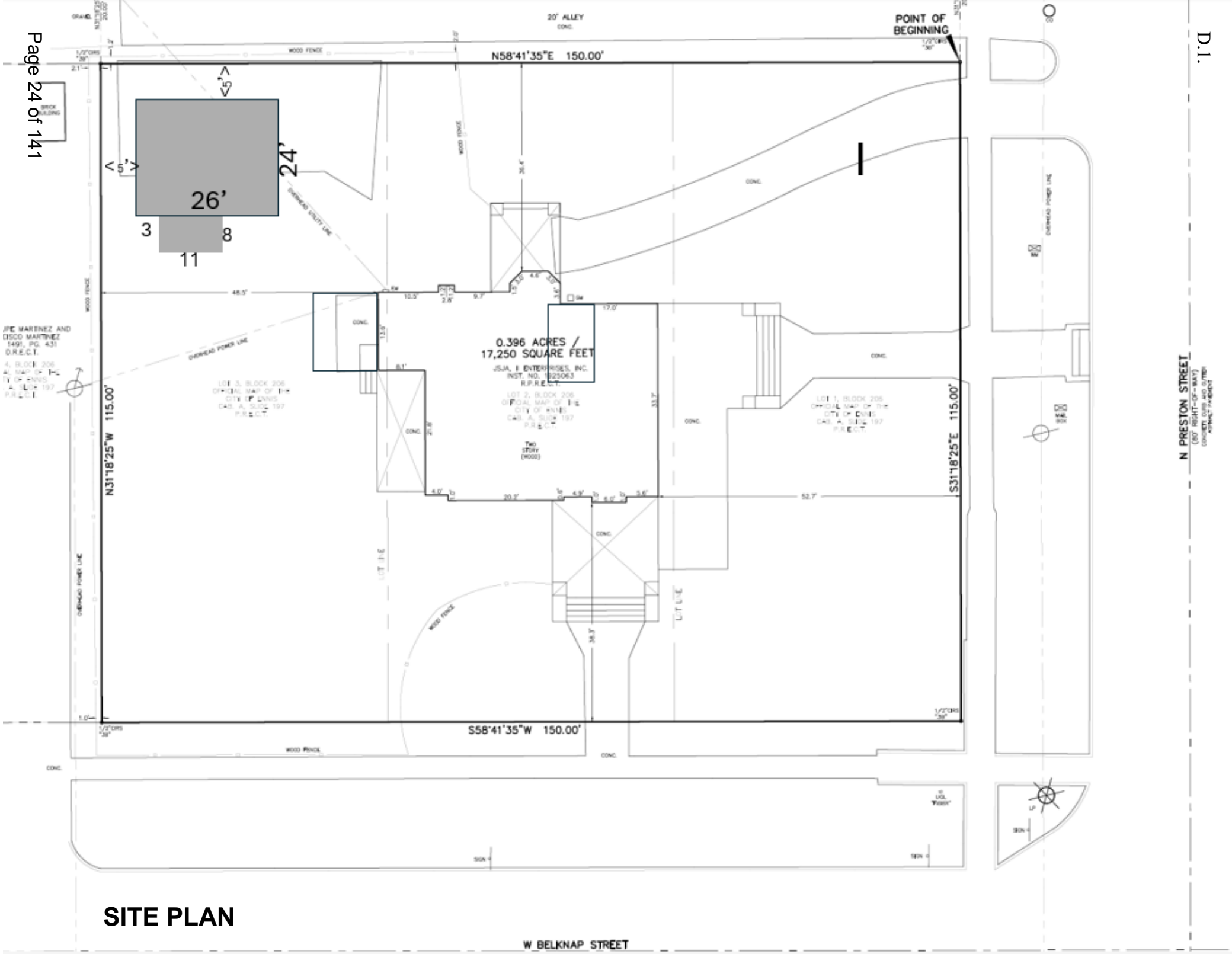
Comments for any item may be continued on an attached sheet

Four Hundred Three

"Historic Resources of Ennis, Texas" Multiple-Resource Nomination; city limits of Ennis, Ellis County, Texas.
Photo: Daniel Hardy, 1984; negative with Texas Historical Commission, Austin.
Site No. 806, Fain House, 403 N. Preston, camera looking south.
Photo 37 of 56

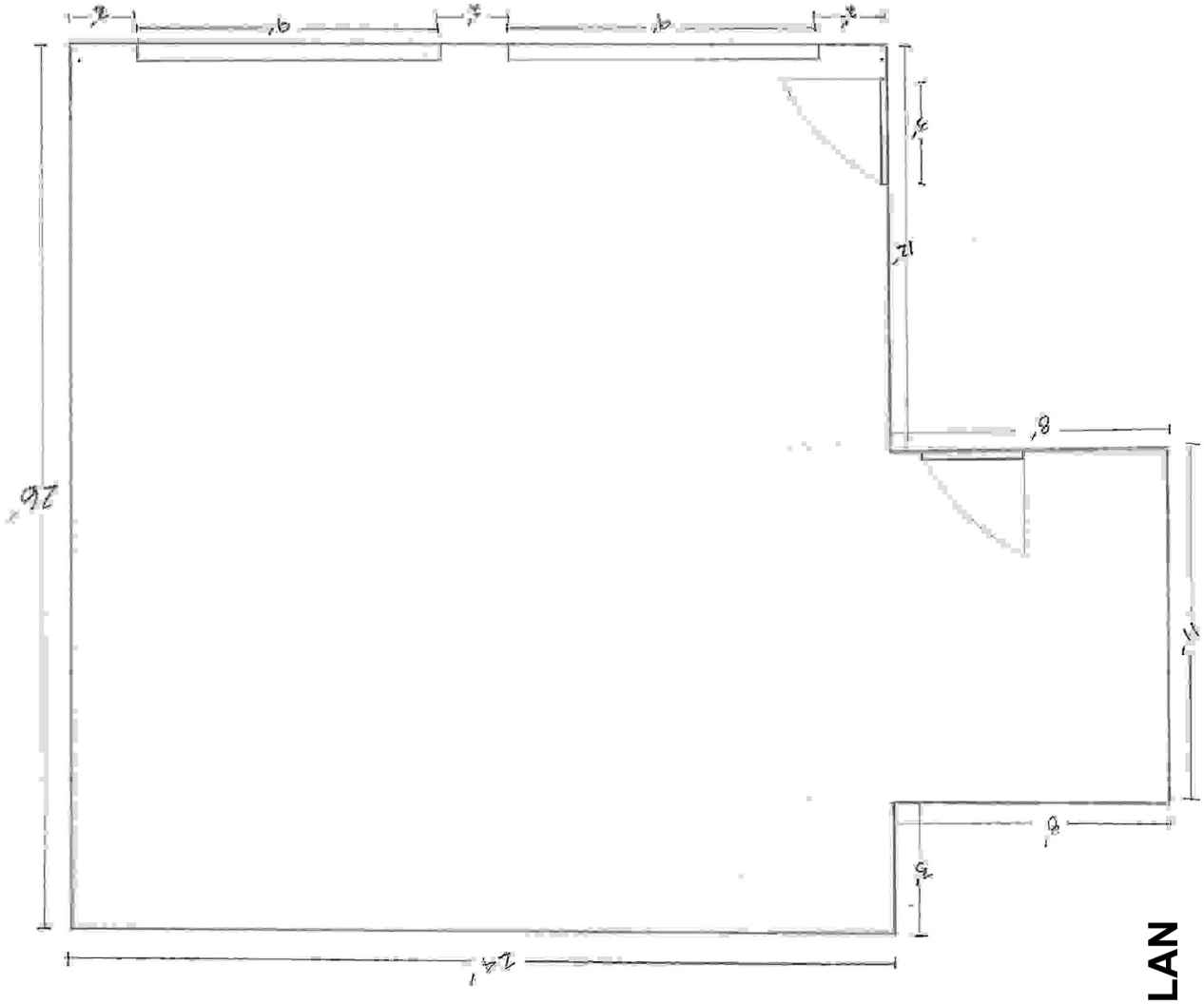
D.1.



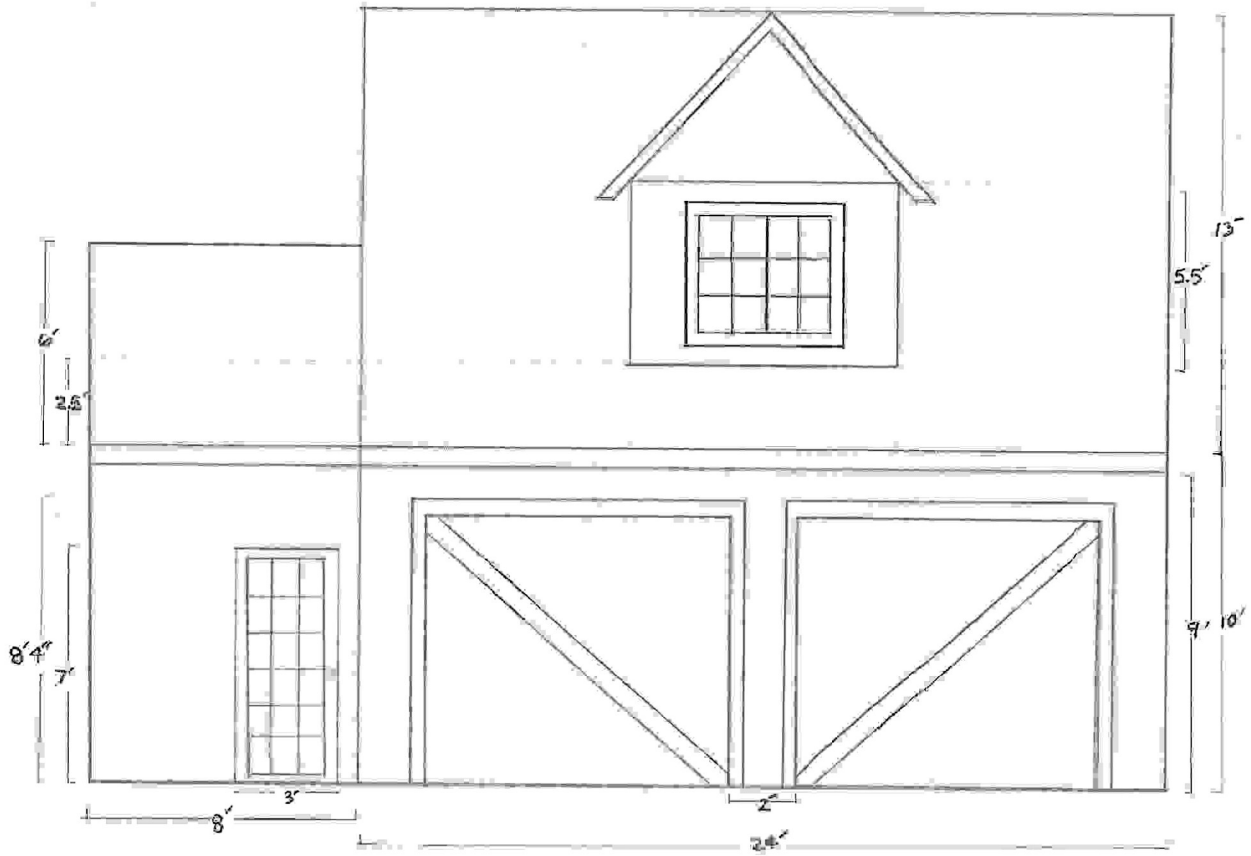

20' ALLEY
POINT OF BEGINNING
N58°41'35"E 150.00'
S58°41'35"W 150.00'
N31°18'25"W 115.00'
S31°18'25"E 115.00'
0.396 ACRES /
17,250 SQUARE FEET
JSJA, I ENTERPRISES, INC.
INST. NO. 1825063
R.P.R.E.C.T.
Two STORY (WOOD)
JOE MARTINEZ AND DISCO MARTINEZ
1491, PG. 431
D.R.E.C.T.
OVERHEAD POWER LINE
OVERHEAD UTILITY LINE
WOOD FENCE
CONC.
BRICK BUILDING
N PRESTON STREET
W BELKNAP STREET
<5'
<5'
24'
26'
3
8
11

SITE PLAN

D.1.

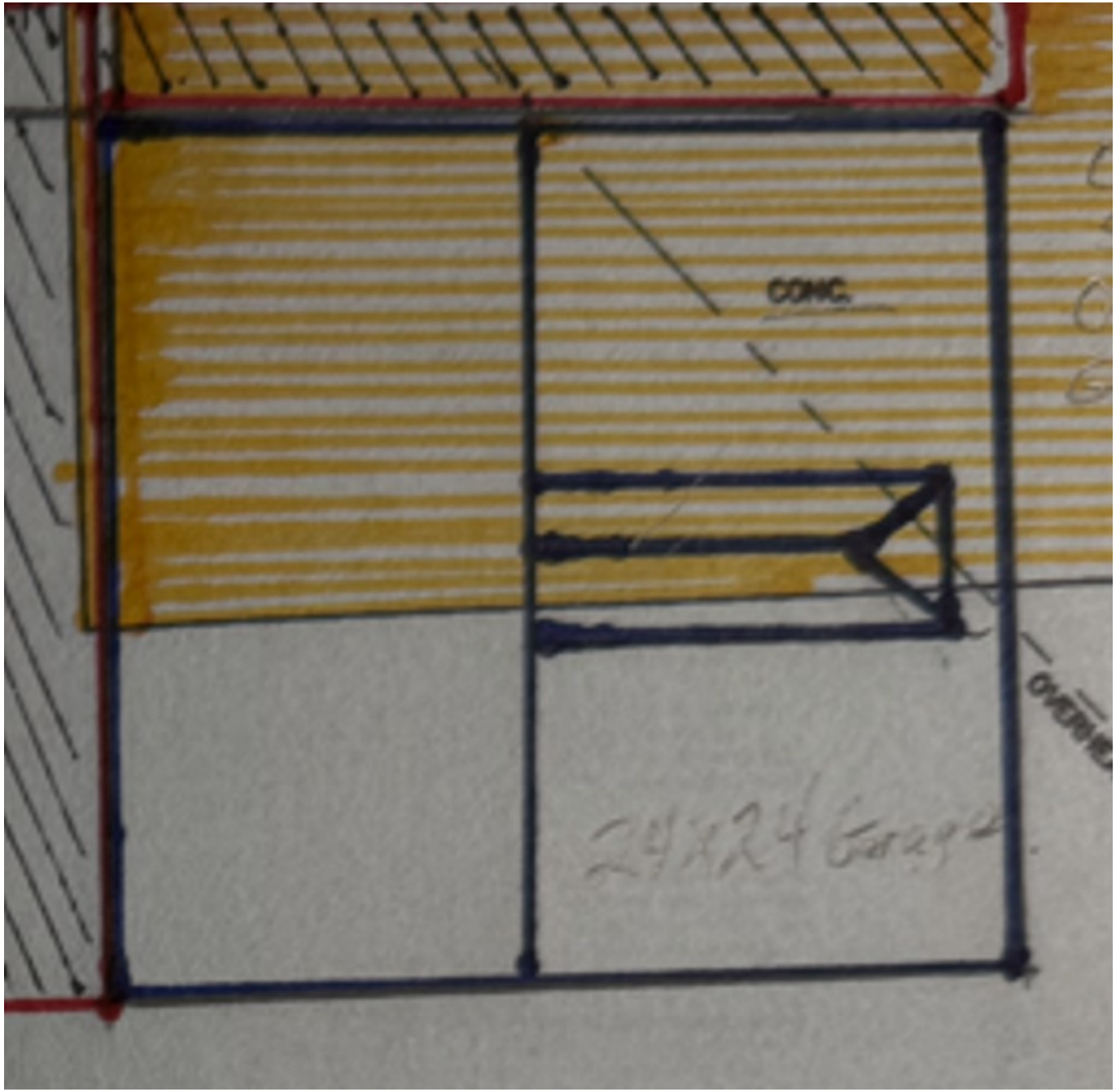


FLOOR PLAN



EAST ELEVATION

SOUTH ELEVATION



ROOF PLAN

D.1.

Sherwin-Williams
https://www.sherwin-williams.com › ... › yellow-paint-colors

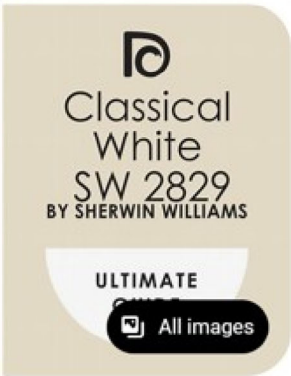
Classical White SW 2829 | Yellow Paint Colors |...

SW 2829 Classical White paint color by Sherwin-Williams is a **Yellow paint color** used for interior and exterior paint projects. Visualize, coordinate, and order color samples here.

Historic Color Paint Color

Due to individual computer monitor limitations, colors seen here may not accurately reflect Sherwin-Williams paint colors. To confirm your color choices, visit...

Sherwin-Williams



Classical White SW 2829 Paint Color by Sherwin Williams

Classical White (SW 2829) by Sherwin Williams is a **timeless and versatile shade of white**. It has a slight warmth, which hel...

https://decorcreek.com/**classical-white-sw-2829-**...

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English

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Quantity

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HISTORIC LANDMARK COMMISSION

AGENDA SUMMARY FORM

To:	Historic Landmark Commission
Subject:	Consider a request for a Certificate of Appropriateness for the residential structure located at 712 W Knox St. The proposed scope of work includes: installation of vinyl soffit panels (color: Pearl), installation of 5” vinyl fascia board (color: Pearl), installation of gutters (color: Eggshell), replacement of sixteen (16) windows with vinyl double hung windows configured in 6/6 and 8/8 grid patterns. HLC Case No. COA-26-18 Owner: Ronda Kane Applicant: Power Home Remodeling
Meeting:	HISTORIC LANDMARK COMMISSION - 20 Jul 2026
Department:	Planning & Development
Staff Contact:	Erica Stubbs, Senior Planner

BACKGROUND INFORMATION:

The residential structure located at 712 W Knox Street is listed as low priority in the 1997 Update of the 1985 Historic Resources Survey.

The applicant requests several exterior modifications as part of a renovation project. The request includes installation of vinyl soffit panels (color: Pearl), installation of 5” vinyl fascia board (color: Pearl), installation of gutters (color: Eggshell), replacement of sixteen (16) windows with vinyl double hung windows configured in 6/6 and 8/8 grid patterns.

ATTACHMENTS:

COA-26-18_Application
COA-26-18_Vicinity Map
COA-26-18_Current Property Photos
COA-26-18_Historic Resources Survey
COA-26-18_Soffit & Fascia
COA-26-18_Gutters
COA-26-18_Windows

City of Ennis, TX

July 9, 2026

Record No: COA-26-18

Certificate of Appropriateness Application

Status: Active

Submitted On: 6/2/2026

Primary Location

712 W KNOX ST
ENNIS, TX 75119

Owner

Ronda Kane

Applicant

Steven Crandall

Application Information

Meet with Historic Preservation Officer to Review Application*

Not Completed --- Call to Schedule

Meeting with HPO Scheduled*

☑

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*

Current Fascia, Soffit wood is in need of repair

Describe in detail the work you intend to complete.*

Will install hidden vent soffit panels, custom cap the fascia wood and then install gutters to allow for proper water flow. Energy Efficient Window Install in the existing openings of the residence. Materiel vinyl, manufacture Pella. Window & Trim brochure attached.

Color Pearl, Fascia 5inches, custom capping in wood grain vinyl pearl color.

Project specs attaching, listing product colors, gutters eggshell.

Window specs attaching, each line item will review the requested info.

Please describe why you are looking to make these changes*

Home Improvement Project

Owner Information

Owner Name

Rhonda Kane

Owner Street Address

Owner City, State Zip

Owner Telephone*

Owner Email*

Agent/Representative Information (if applicable)

Firm Name

Power Home Remodeling

Main Contact

Steven Crandall

Address

City, State Zip

Telephone

Email

Signature

Applicant Signature*

Steven Crandall
Jun 2, 2026

HLC Hearing Date

07/20/2026

712 W Knox St

Legend

Parcels

ENNIS TEXAS
The bluebonnet spirit of Texas

Date: 7/8/2026

D.2.

712

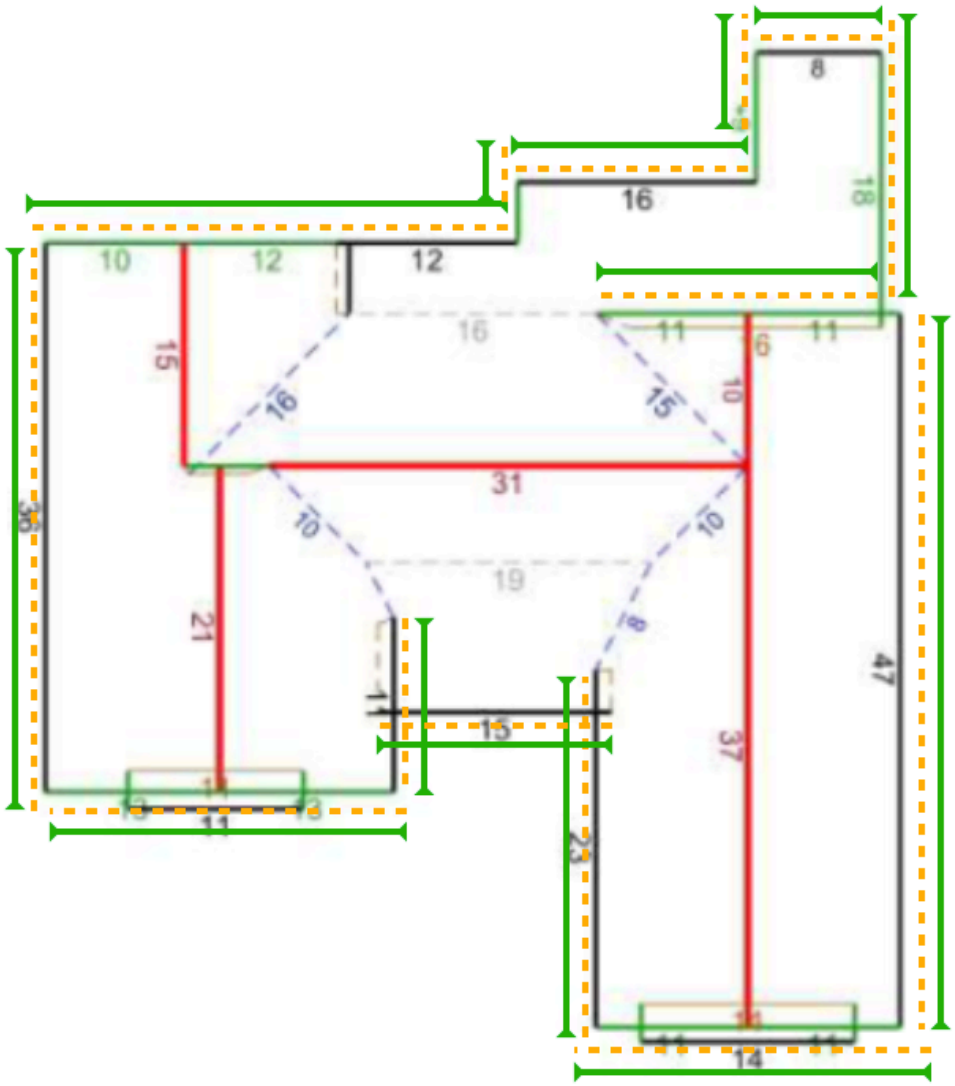
P2

212

B.2

Site No.	Address	HIGH	MED	LOW	Date	Roll : Frame	Roll : Frame	Roll : Frame	Slides	Comments
299	503 W. Knox		X		1935	1 : 3	71 : 20		1	Ennis Survey Update 1997; Upgrade to MEDIUM priority
274	504 W. Knox	X			1900	2 : 32	58 : 04-07		3	NRHP - 9/25/86
273	508 W. Knox			X	1930	2 : 31			0	
272	604 W. Knox			X	1925	2 : 30			0	
298	605 W. Knox		X		1915	1 : 4	39 : 25-27		2	
271	608 W. Knox	X			1930	2 : 29	71 : 21		1	Ennis Survey Update 1997; Upgrade to HIGH priority
297	705 W. Knox		X		1930	2 : 28	72 : 1		1	Ennis Survey Update 1997; Upgrade to MEDIUM priority
296	707 W. Knox			X	1925	1 : 5			0	
270	708 W. Knox	X			1920	2 : 27	58 : 01-03	72 : 2	2	Ennis Survey Update 1997; Upgrade to HIGH priority
295	709 W. Knox			X	1925	1 : 6			0	
294	711 W. Knox			X	1920	1 : 7			0	
269	712 W. Knox			X	1925	2 : 26			0	
293	713 W. Knox		X		1920	1 : 8	39 : 23-24		1	
268	714 W. Knox			X	1915	2 : 25			0	
292	715 W. Knox		X		1920	1 : 9	39 : 21-22		1	
267	800 W. Knox			X	1915	2 : 24			0	
266	802 W. Knox			X	1920	2 : 23			0	
265	804 W. Knox		X		1921	2 : 22	39 : 17-18		0	
264	806 W. Knox	X			1920	2 : 21	39 : 16	72 : 3	4	Ennis Survey Update 1997; Upgrade to HIGH priority
291	807 W. Knox			X	1920	1 : 10			0	
263	808 W. Knox	X			1920	2 : 20	39 : 14-15	72 : 4	3	Ennis Survey Update 1997; Upgrade to HIGH priority
290	901 W. Knox			X	1930	1 : 11			0	
289	903 W. Knox		X		1910	1 : 12	39 : 19-20		1	
262	906 W. Knox		X		1905	2 : 19	39 : 12-13		3	
288	1101 W. Knox			X	1910	1 : 13			0	
261	1102 W. Knox		X		1900	2 : 18	39 : 10-11		1	
287	1103 W. Knox			X	1920	1 : 14			0	
286	1105 W. Knox			X	1930	1 : 15			0	
678	1200 W. Knox	X			1875	1 : 16			1	Ennis Survey Update 1997; Upgrade to HIGH priority
1143	1903 Lafayette			X	1935	37 : 33			0	
13	205 E. Lake			X	1900	33 : 6			0	
10	302 E. Lake			X	1925	36 : 35			0	
12	406 E. Lake			X	1900	37 : 1			0	
1285	Lake Clark	X			1895	11 : 9	70 : 08-09		1	
622	111 E. Lampasas	X			1885	16 : 20	44 : 30-32		3	NRHP - 9/25/86
623	301 E. Lampasas	X			1900	16 : 19	44 : 33-35	45 : 01-02	4	
608	308 E. Lampasas	X			1895	18 : 33	47 : 12-17		4	
609	402 E. Lampasas		X		1920	18 : 34	47 : 18-20		1	
624	601 E. Lampasas			X	1925	16 : 21			0	
625	605 E. Lampasas		X		1925	16 : 22			0	

*** exact date; ? date uncertain**



*
* *********USE THIS ONE********** *
* Trim ONLY
* CUT-IN SOFFIT VENTILATION

*
* *Siding (QTY/COLOR): N/A
* * SOFFIT (QTY/COLOR): 400 / Pearl
* *SOFFIT WOOD REPLACEMENT/ REEMPLAZO DE MADERA (LINEAR FT): None
*
* FASCIA (QTY/COLOR): 400 / Pearl
* *FASCIA NAILER (QTY): 0
* *FASCIA TRIMBOARD REPLACEMENT (QTY): 400 full fascia trim board
* * FREEZE CAPPING (FT): 200 / White
* *TRIMBOARD FOR NO FRIEZE (QTY): N/A
*
* *WINDOW CAPS (QTY/COLOR): None
* *BOX BAY CAP (QTY/COLOR): None
* *DOOR CAPS (QTY/COLOR): None
* *WINDOW/DOOR TRIM BOARD-MOLDURAS (QTY): None
*
* PORCH SOFFIT (SQFT/COLOR): 150 sqft Pearl
*
* BEAM CAP (QTY/COLOR): None
* *GARAGE CAPS (QTY/COLOR): None
* HOME DETAILS-DETALLES DE CASA:
*
* * STORIES-PISO: 1 Story
* PREVIOUS PROJECTS-PROYECTO ANTERIOR: None
*
* *R&R-QUITAR Y REINSTALAR GUTTERS: REMOVE AND DISPOSE
*
* * MATERIAL LOCATION: LEFT OF DRIVEWAY
*
* * DUMPSTER LOCATION: RIGHT OF DRIVEWAY
* * PAYMENT: (Finance)
*
* WOOD NOTES-NOTAS DE MADERA: 400 full fascia trim board. WILL NEED 2X4'S TO CLOSE IN THE SOFFITS
* FASCIA Trim board(QTY):- 400 full fascia trim board
*
*
* CUT-IN SOFFIT VENTILATION
*
* EQUIPMENT/SAFETY-EQUIPO/SEGURIDAD:
* N/A
*
* *********USE THIS ONE********** *

D.2.

Excluded Areas:	
Chimneys:	
Wood Replacement:	
Fascia	
Frieze Board	
Soffit Vented	

National Headquarters
2501 Seaport Drive, Chester, PA 19013
888-736-6335 toll-free
WWW.POWERHRG.COM

Ronda Kane
39-75484

Amended Project Specifications

Siding/Trim:	Front	1	150.0'x1.0'

SIDING/TRIM: *Model* Trim & Accessories *Style* Soffit *Type* Porch Ceiling *Config* None
OPTIONS: *Color* Pearl | *Close-In Rafter Tails with Trimboard* No | *Installation Details* None

Siding/Trim:	WH	1	400.0'x1.0'

SIDING/TRIM: *Model* Trim & Accessories *Style* Soffit *Type* Standard *Config* None
OPTIONS: *Color* Pearl | *Close-In Rafter Tails with Trimboard* No | *Installation Details* Special Options (ie. Firring Strips, Dormers, Twin Houses, etc) *Dormers* No | *Twin House* No | *Three-Story House* No | *Close-in Exposed Rafters* Yes | *Close-in Open Porch* No | *Move Louver from Peak to Gable* No | *Additional Removal* No

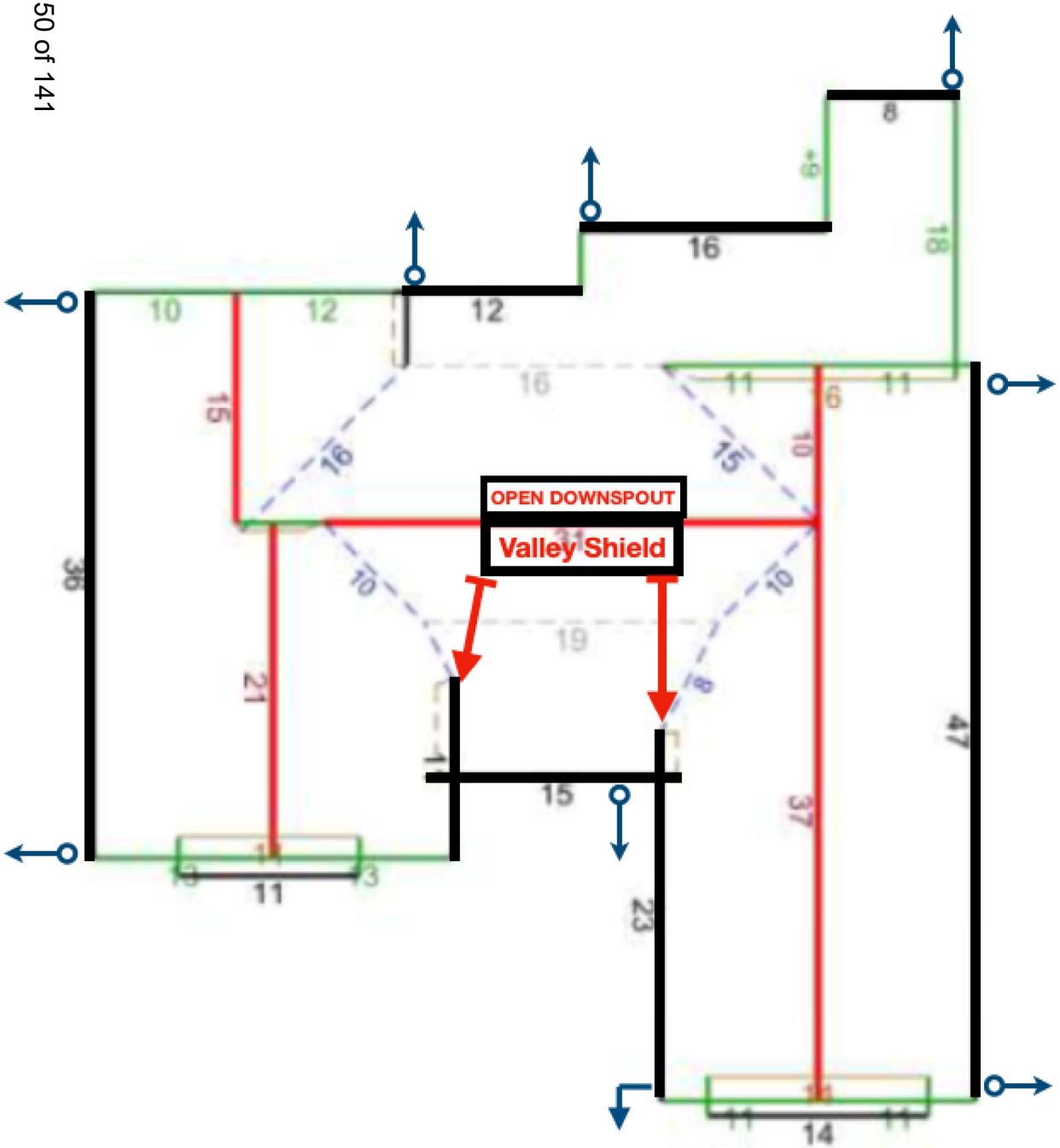
Siding/Trim:	WH	1	400.0'x1.0'

SIDING/TRIM: *Model* Trim & Accessories *Style* Fascia / Eaves / Rakes *Type* Standard *Config* None
OPTIONS: *Color* Pearl | *Remove/Reinstall Power Home Remodeling Gutters* No | *Install Drip Edge* No | *Installation Details* None

Siding/Trim:	Fascia	1	400.0'x1.0'

SIDING/TRIM: *Model* Replace Wood *Style* Trim board *Type* None *Config* None *Options* None | *Installation Details* None

D.2.



SEE DIAGRAM

SCOPE (GUTS)
* SENOX CHIP CHART
* GUTTERS: 200 **EGGSHELL**
* DOWNSPOUTS: 135 **EGGSHELL**
* A ELBOW: 26
* B ELBOW: 1
*INSIDE MITRES: 0
*OUTSIDE MITRES: 0
* OFFSET: 0
* STORIES-PISOS: 2 story
* WEDGES-CUÑAS: **bring some just in case fascia is at an angle**
* OLD GUTTERS: **no**
* PAYMENT-PAGO: **FINANCE**
* **RONDA KANE**
* CUSTOMER TYPE: Previous Customer
SPECIFICS-ESPECIFICOS
* VALLEY SHIELDS (QTY): 2
* OUTDOOR OUTLETS: yes
* DIVERTER: **None**

SEE DIAGRAM

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Ronda Kane
39-75484

Amended Project Specifications

Gutters:	WH	1	135.0'x1.0'

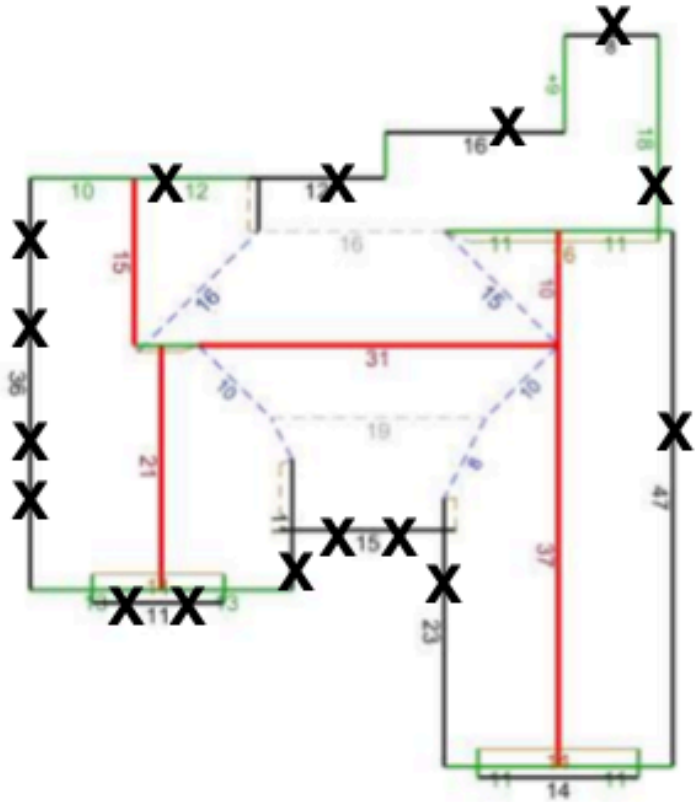
GUTTERS: *Model* Gutters *Style* Gutters *Type* 3x4 Downspouts *Config* None
OPTIONS: *Color* Eggshell | *Installation Details* None

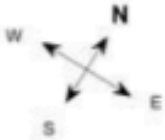
AMENDED - UPDATED

Gutters:	WH	1	200.0'x1.0'

SUMMARY: Project Price changed, Measurement adjusted
GUTTERS: *Model* Gutters *Style* Gutters *Type* 6K Seamless *Config* None *Option* Color *:* Eggshell | *Installation Details* None

712 West Knox Street
Ennis, TX 75119



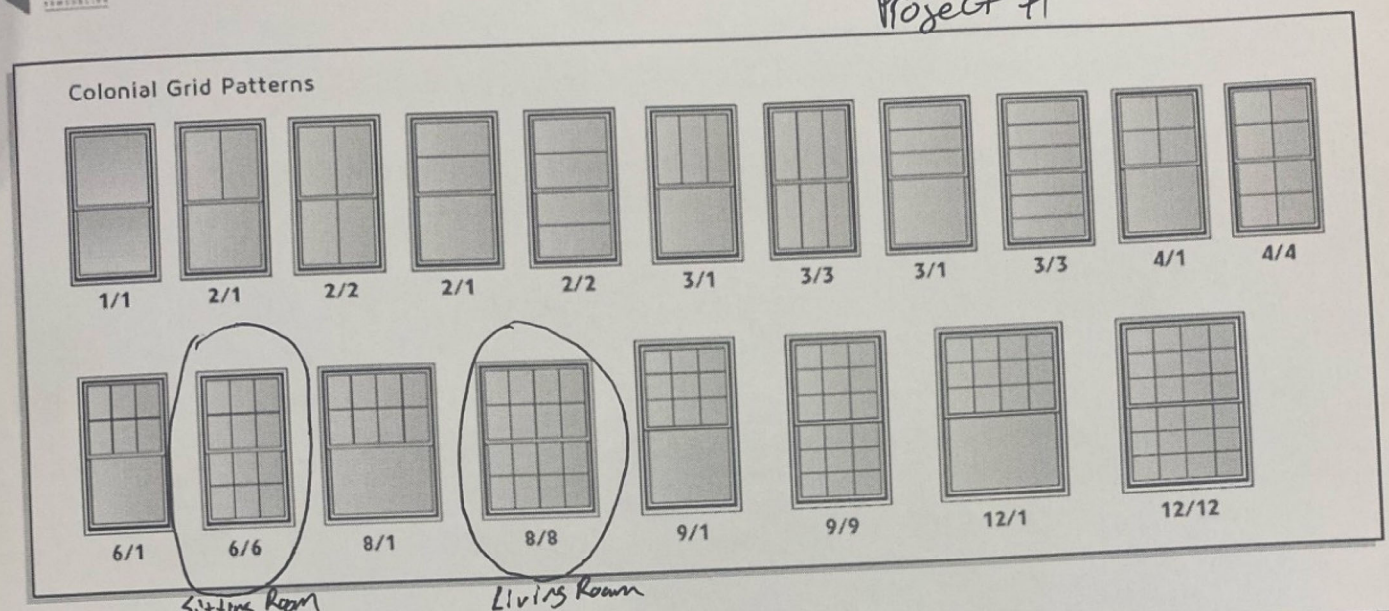


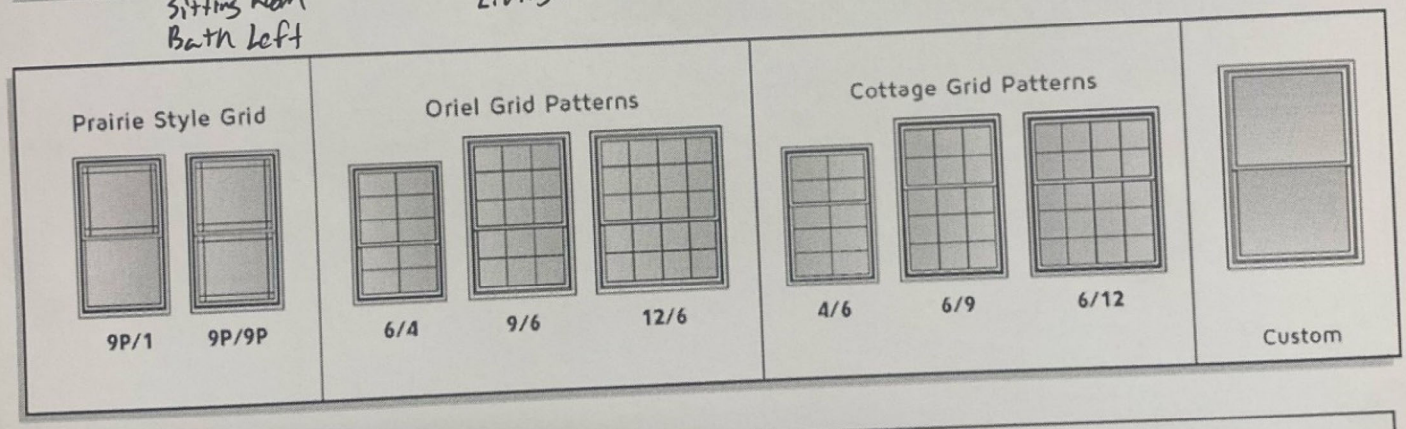
16x Window Units installed in the existing openings of the residence.

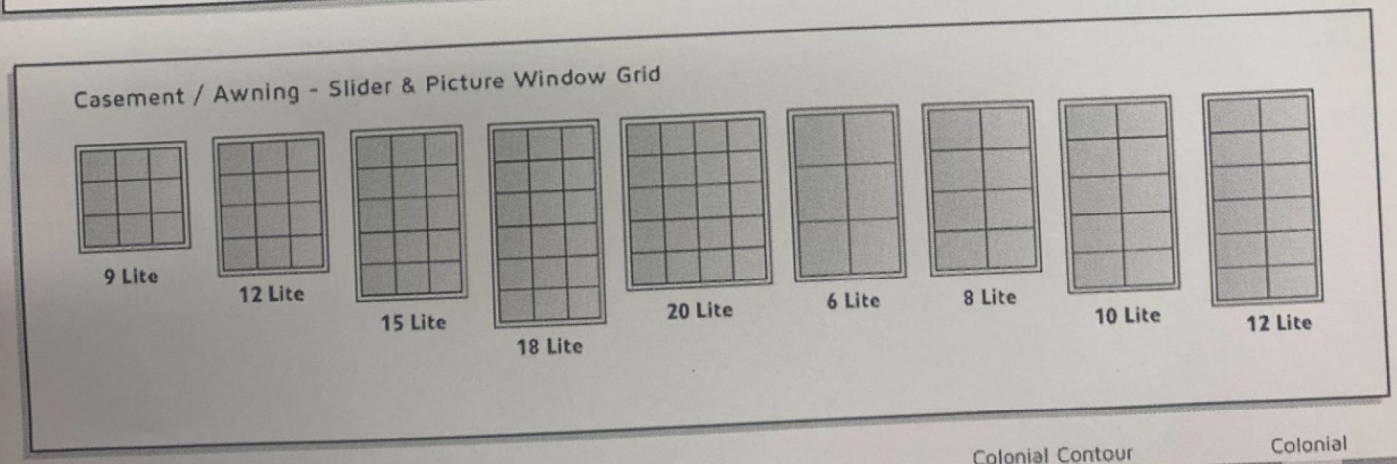
POWER

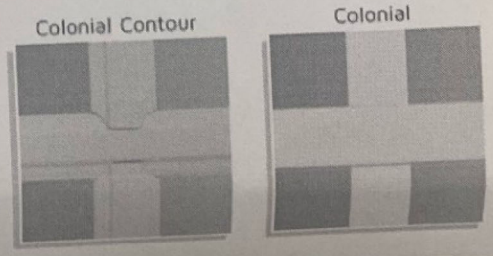
WINDOW GRID OPTIONS

Project # 39-A737









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Ronda Kane
39-79737
June 02, 2026

Project Specifications

Windows: Kitchen F 1 43.25"x60.5"

WINDOWS: *Model* Power Symphony *Style* Double Hung *Type* None *Config* Manual Lock
OPTIONS: *Color* Black / White / *Removal* Wood / *Opening Control Device* Manual / *Glass Strength* Non-Tempered / *Hardware Finish* Color Match Interior / *Grid Pattern* None / *Glass Options* Low-E / *Screen Type* Half / *Additional Details* None

Windows: Kitchen R 1 29.5"x33.0"

WINDOWS: *Model* Power Symphony *Style* Double Hung *Type* None *Config* Manual Lock
OPTIONS: *Color* Black / White / *Removal* Aluminum / Vinyl / *Opening Control Device* Manual / *Glass Strength* Non-Tempered / *Hardware Finish* Color Match Interior / *Grid Pattern* None / *Glass Options* Low-E / *Screen Type* Half / *Additional Details* None

Windows: Kitchen R 1 29.75"x33.0"

WINDOWS: *Model* Power Symphony *Style* Double Hung *Type* None *Config* Manual Lock
OPTIONS: *Color* Black / White / *Removal* Aluminum / Vinyl / *Opening Control Device* Manual / *Glass Strength* Non-Tempered / *Hardware Finish* Color Match Interior / *Grid Pattern* None / *Glass Options* Low-E / *Screen Type* Half / *Additional Details* None

Windows: Living Room F 1 43.25"x60.5"

WINDOWS: *Model* Power Symphony *Style* Double Hung *Type* None *Config* Manual Lock
OPTIONS: *Color* Black / White / *Removal* Wood / *Opening Control Device* Manual / *Glass Strength* Double Tempered : Both Sashes / *Hardware Finish* Color Match Interior / *Grid Pattern* None / *Glass Options* Low-E / *Screen Type* Half / *Additional Details* None

Windows: Living Room F 1 43.25"x60.5"

WINDOWS: *Model* Power Symphony *Style* Double Hung *Type* None *Config* Manual Lock
OPTIONS: *Color* Black / White / *Removal* Wood / *Opening Control Device* Manual / *Glass Strength* Double Tempered : Both Sashes / *Hardware Finish* Color Match Interior / *Grid Pattern* None / *Glass Options* Low-E / *Screen Type* Half / *Additional Details* None

Windows: Sitting Room F 1 31.5"x60.5"

WINDOWS: *Model* Power Symphony *Style* Double Hung *Type* None *Config* Manual Lock
OPTIONS: *Color* Black / White / *Removal* Wood / *Opening Control Device* Manual / *Glass Strength* Double Tempered : Both Sashes / *Hardware Finish* Color Match Interior / *Grid Pattern* None / *Glass Options* Low-E / *Screen Type* Half / *Additional Details* None

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Ronda Kane
39-79737
June 02, 2026

Project Specifications

Windows: Sitting Room F 1 31.5"x60.5"

WINDOWS: *Model* Power Symphony *Style* Double Hung *Type* None *Config* Manual Lock
OPTIONS: *Color* Black / White / *Removal* Wood / *Opening Control Device* Manual / *Glass Strength* Double Tempered : Both Sashes / *Hardware Finish* Color Match Interior / *Grid Pattern* None / *Glass Options* Low-E / *Screen Type* Half / *Additional Details* None

Windows: Sitting Room F 1 43.25"x60.5"

WINDOWS: *Model* Power Symphony *Style* Double Hung *Type* None *Config* Manual Lock
OPTIONS: *Color* Black / White / *Removal* Wood / *Opening Control Device* Manual / *Glass Strength* Double Tempered : Both Sashes / *Hardware Finish* Color Match Interior / *Grid Pattern* None / *Glass Options* Low-E / *Screen Type* Half / *Additional Details* None

Windows: Sitting Room L 1 29.5"x57.5"

WINDOWS: *Model* Power Symphony *Style* Double Hung *Type* None *Config* Manual Lock
OPTIONS: *Color* Black / White / *Removal* Aluminum / Vinyl / *Opening Control Device* Manual / *Glass Strength* Non-Tempered / *Hardware Finish* Color Match Interior / *Grid Pattern* None / *Glass Options* Low-E / *Screen Type* Half / *Additional Details* None

Windows: Sitting Room L 1 29.5"x57.5"

WINDOWS: *Model* Power Symphony *Style* Double Hung *Type* None *Config* Manual Lock
OPTIONS: *Color* Black / White / *Removal* Aluminum / Vinyl / *Opening Control Device* Manual / *Glass Strength* Non-Tempered / *Hardware Finish* Color Match Interior / *Grid Pattern* None / *Glass Options* Low-E / *Screen Type* Half / *Additional Details* None

Windows: Sitting Room Bathroom L 1 29.5"x33.0"

WINDOWS: *Model* Power Symphony *Style* Double Hung *Type* None *Config* Manual Lock
OPTIONS: *Color* Black / White / *Removal* Aluminum / Vinyl / *Opening Control Device* Manual / *Glass Strength* Double Tempered : Both Sashes / *Hardware Finish* Color Match Interior / *Grid Pattern* None / *Glass Options* Obscure Low-E : Both Sashes / *Screen Type* Half / *Additional Details* None

Windows: Primary Bedroom L 1 29.5"x57.25"

WINDOWS: *Model* Power Symphony *Style* Double Hung *Type* None *Config* Manual Lock
OPTIONS: *Color* Black / White / *Removal* Aluminum / Vinyl / *Opening Control Device* Manual / *Glass Strength* Non-Tempered / *Hardware Finish* Color Match Interior / *Grid Pattern* None / *Glass Options* Low-E / *Screen Type* Half / *Additional Details* Special Options (ie. Full Screen, Obscure Glass, etc) *Different Color Capping* No / *Trim Options* Yes *New Inside Casing* No / *New Outside Brickmold* Pine / *New Sill* No / *New Stool* No / *New Apron* No / *Frame Options* Yes *Frame In for Vent or A/C unit* No / *Build Up* No / *Build Down* No / *Pack-In* No / *Buck Frame / Stops / Casing* No / *Remove and Reinstall* No

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Ronda Kane
39-79737
June 02, 2026

Project Specifications

Windows: Primary Bedroom L 1 29.5"x57.25"

WINDOWS: *Model* Power Symphony *Style* Double Hung *Type* None *Config* Manual Lock
OPTIONS: *Color* Black / White / *Removal* Aluminum / Vinyl / *Opening Control Device* Manual / *Glass Strength* Non-Tempered / *Hardware Finish* Color Match Interior / *Grid Pattern* None / *Glass Options* Low-E / *Screen Type* Half / *Additional Details* Special Options (ie. Full Screen, Obscure Glass, etc) *Different Color Capping* No / *Trim Options* Yes *New Inside Casing* No / *New Outside Brickmold* Pine / *New Sill* No / *New Stool* No / *New Apron* No / *Frame Options* Yes *Frame In for Vent or A/C unit* No / *Build Up* No / *Build Down* No / *Pack-In* No / *Buck Frame / Stops / Casing* No / *Remove and Reinstall* No

Windows: Bathroom B 1 35.0"x35.5"

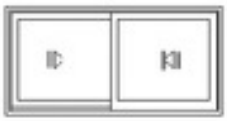
WINDOWS: *Model* Power Symphony *Style* Double Hung *Type* None *Config* Manual Lock
OPTIONS: *Color* Black / White / *Removal* Aluminum / Vinyl / *Opening Control Device* Manual / *Glass Strength* Double Tempered : Both Sashes / *Hardware Finish* Color Match Interior / *Grid Pattern* None / *Glass Options* Low-E / *Screen Type* Half / *Additional Details* None

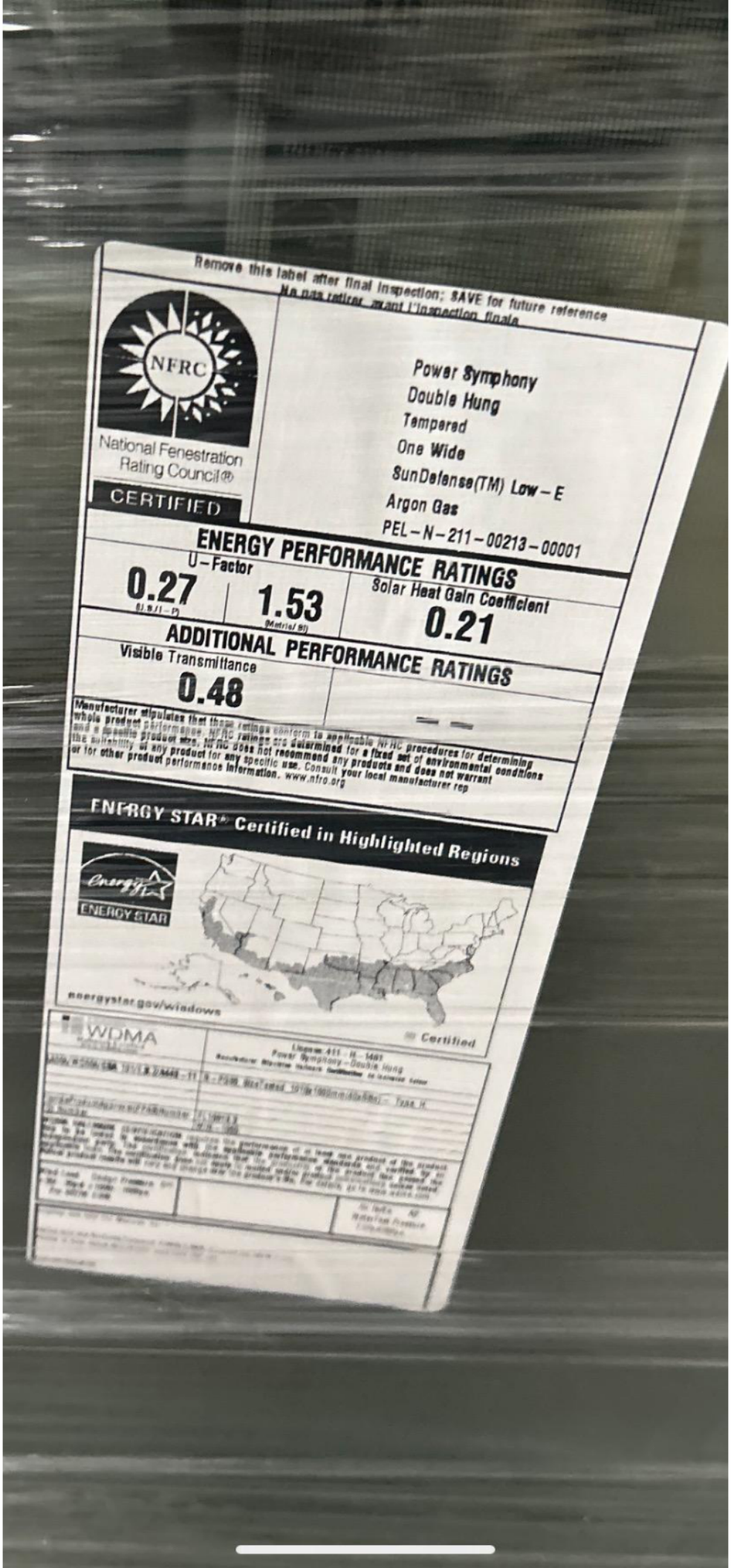
Windows: Back Add On B 1 95.25"x26.75"

WINDOWS: *Model* Power Symphony *Style* Slider *Type* 3-Lite *Config* Manual Lock
OPTIONS: *Color* Black / White / *Removal* Aluminum / Vinyl / *Glass Strength* Non-Tempered / *Hardware Finish* Color Match Interior / *Grid Pattern* None / *Glass Options* Low-E / *Split* 1/4-1/2-1/4 / *Additional Details* None

Windows: Back Add On R 1 47.25"x26.75"

WINDOWS: *Model* Power Symphony *Style* Slider *Type* 2-Lite *Config* Manual Lock
OPTIONS: *Color* Black / White / *Removal* Aluminum / Vinyl / *Glass Strength* Non-Tempered / *Hardware Finish* Color Match Interior / *Grid Pattern* None / *Glass Options* Low-E / *Additional Details* None





Remove this label after final inspection; SAVE for future reference

Ne pas retirer avant l'inspection finale

NFRC

National Fenestration Rating Council®

CERTIFIED

Power Symphony
Double Hung
Tempered
One Wide
SunDefense(TM) Low-E
Argon Gas
PEL-N-211-00213-00001

ENERGY PERFORMANCE RATINGS

U-Factor		Solar Heat Gain Coefficient
0.27 (U.S./I-P)	1.53 (Metric/SI)	0.21

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	
0.48	— —

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use. Consult your local manufacturer rep or for other product performance information. www.nfrc.org

ENERGY STAR® Certified in Highlighted Regions

ENERGY STAR

energystar.gov/windows

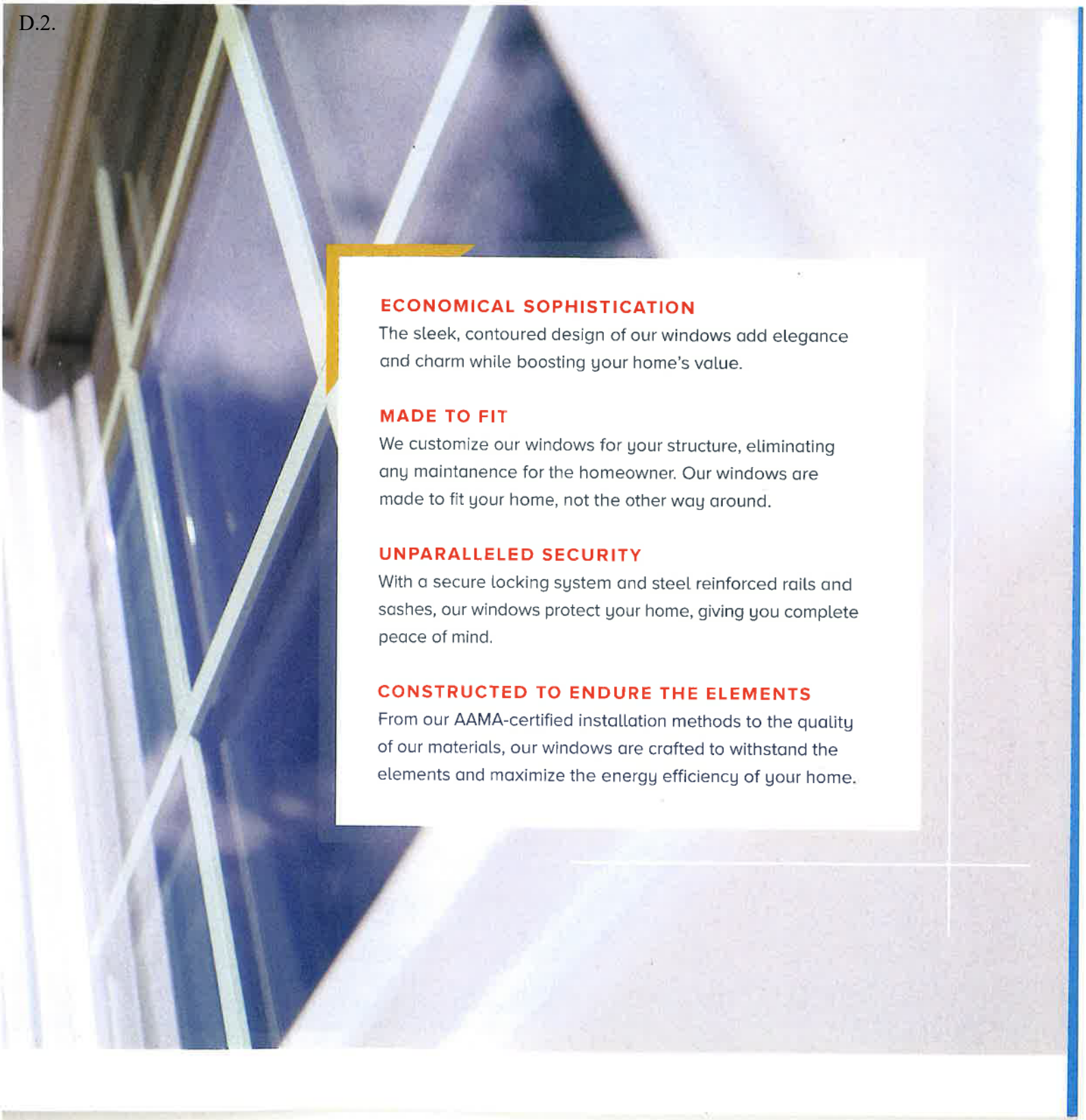
WDMA

Certified

NATIONALLY RECOGNIZED QUALITY

As the nation's only remodeler to install the Power Symphony Series, manufactured exclusively by Pella, we offer one of the most energy-efficient and technologically-advanced window. As the first product collaboration in Pella's 93-year history, our customers receive the best of both worlds - superior quality and a 5-star installation.

POWER | Pella



ECONOMICAL SOPHISTICATION

The sleek, contoured design of our windows add elegance and charm while boosting your home's value.

MADE TO FIT

We customize our windows for your structure, eliminating any maintanence for the homeowner. Our windows are made to fit your home, not the other way around.

UNPARALLELED SECURITY

With a secure locking system and steel reinforced rails and sashes, our windows protect your home, giving you complete peace of mind.

CONSTRUCTED TO ENDURE THE ELEMENTS

From our AAMA-certified installation methods to the quality of our materials, our windows are crafted to withstand the elements and maximize the energy efficiency of your home.

POWER SYMPHONY SERIES

EXTERIOR FEATURES

MEMORY MESH SCREEN: Allows air in, keeps bugs out
SLOPED SILL: Maintenance-free water management

CUSTOM CAPPING:
This maintanence-free weather barrier protects the home from the elements and comes in a picture frame finish

TRIPLE LAYER WOOL PYLE WEATHER STRIPPING:
Indestructible mylar resistant to mold, mildew, and fungus

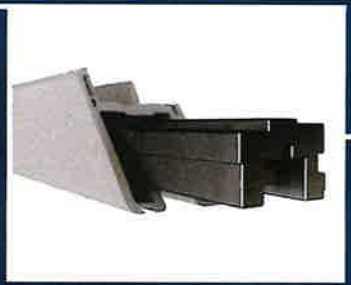
BEVELED EDGE:
Maintains window integrity and provides an elegant, sophisticated charm

INTERIOR FEATURES

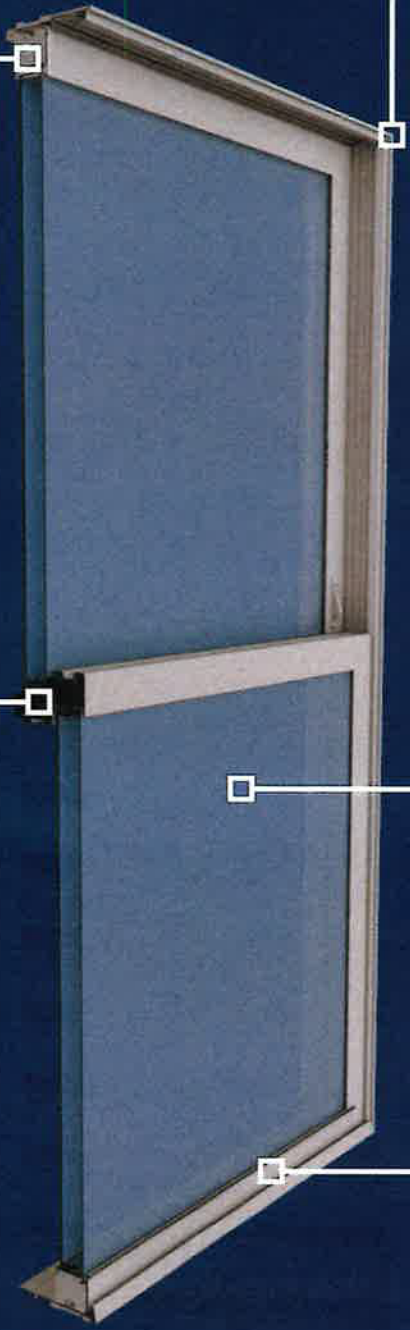
VIRGIN VINYL: Virtually maintanence-free including a titanium-dioxide additive to protect against discoloring over the life of the window
LIFT ASSIST: Allows for a lifetime of easy operation

FOAM INSULATED FRAMES:
Reduces sound infiltration while also helping save money

STEEL REINFORCED MEETING RAILS:
Maintains fit, no drafty windows; enhances security and peace of mind



TILT TO CLEAN:
Ability to clean exterior glass from the safety of your own home



WELDED CORNERS:
Keeps the window square, improving overall operation

NIGHTTIME LATCHES

THREE PART LOCKING SYSTEM

1. 180 Degree Cam Action Lock
2. Steel Lock into Steel Reinforced Meeting Rail
3. Nighttime Safety Locks

180 DEGREE CAM ACTION LOCK

ZEN GLASS WITH HEAT SHIELD TECHNOLOGY:
- Sound Deadening
- Safety & Security
- Energy Savings

LEAK GUARD:
Protects against water infiltration into the home and wall cavities.

*Certain features only available on select window styles.

HISTORIC LANDMARK COMMISSION

AGENDA SUMMARY FORM

To:	Historic Landmark Commission
Subject:	Consider a request for a Certificate of Appropriateness for the residential structure located at 701 NW Main St. The proposed scope of work includes: replacement of (5) five windows with PVC-wood composite (Fibrex®) casement windows in a white finish. HLC Case No. COA-26-20 Owner: Jose Avila Applicant: Kyle Wilson
Meeting:	HISTORIC LANDMARK COMMISSION - 20 Jul 2026
Department:	Planning & Development
Staff Contact:	Jorge Barake, Planner

BACKGROUND INFORMATION:

The subject property is located at 701 NW Main Street and is situated within the Residential Historic District.

According to the 1997 Ennis Historic Resources Inventory (Appendix A), the property (Site No. 1031) was constructed in 1915 and has been classified as Low Priority.

The applicant is seeking approval to replace five (5) windows in the primary bedroom with casement-style units constructed of PVC–wood composite (Fibrex®) in a white finish.

ATTACHMENTS:

COA-26-20_Application
COA-26-20_Vicinity Map
COA_26-20_Current Windows
COA-26-20_Historic Resources Survey
COA-26-20_ Staff Photos
COA-26-20_Proposed Windows
COA-26-20_Window Specs

City of Ennis, TX

July 7, 2026

Record No: COA-26-20

Certificate of Appropriateness Application

Status: Active

Submitted On: 6/11/2026

Primary Location

701 NW MAIN ST
ENNIS, TX 75119

Owner

AVILA JOSE

Applicant

Kyle Wilson

Application Information

Meet with Historic Preservation Officer to Review Application*

Not Completed --- Call to Schedule

Meeting with HPO Scheduled*

☑

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

☐

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*

Homeowner just needs their windows replaced

Describe in detail the work you intend to complete.*

Replacing 5 old windows in primary bedroom (1st floor) (Casement windows) with new windows (same size and frame). Windows are PVC-wood composite (Fibrex) in a white finish.

Please describe why you are looking to make these changes*

hey would like us to change out the old ones with new windows

Owner Information

Owner Name

Jose Avila

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*

Heather Lee
Jun 11, 2026

701 NW Main St

Legend

Parcels

ENNIS TEXAS
The bluebonnet spirit of Texas

Date: 7/8/2026

D.3.

Site No.	Address	HIGH	MED	LOW	Date	Roll : Frame	Roll : Frame	Roll : Frame	Slides	Comments
1043	111-13 N. Main W			X	1920 ?	25 : 7			0	Commercial Historic District; NRHP-9/25/86 (Noncontributing)
1042	119 N. Main W		X		1890	25 : 6			0	
1287	200 block N. Main W		X			11 : 35			0	park
1041	201 N. Main W			X	1955	26 : 10			0	Commercial Historic District; NRHP-9/25/86 (Noncontributing)
1040	211 N. Main W		X		1910	25 : 5	66 : 29-33		5	Commercial Historic District; NRHP-9/25/86 (Noncontributing)
1039	401 N. Main W		X		1910	4 : 9			0	
1038	403 N. Main W			X	1920	4 : 10			0	
1037	405 N. Main W	X			1905	4 : 11	62 : 04-05		1	
1036	409 N. Main W		X		1910	4 : 12	62 : 06-07		1	
1035	507 N. Main W			X	1920	4 : 13			0	
1034	509 N. Main W			X	1920	4 : 14			0	
1033	605 N. Main W			X	1925	4 : 15			0	
1032	607 N. Main W			X	1905	4 : 16			0	
1031	701 N. Main W			X	1915	4 : 17			0	
1030	703 N. Main W			X	1920	4 : 18			0	
1029	707 N. Main W		X		1905	4 : 19	62 : 08		1	
1028	709 N. Main W		X		1905	4 : 20	69 : 09		1	
1027	801 N. Main W			X	1905	4 : 21			0	
1026	805 N. Main W			X	1925	4 : 22			0	
1025	807 N. Main W			X	1915	4 : 23			0	
1024	903 N. Main W		X		1915	4 : 24	62 : 10-12		0	
1023	905 N. Main W			X	1925	4 : 25			0	
1022	909 N. Main W			X	1905	11 : 5			0	
1021	1005 N. Main W		X		1905	4 : 26	62 : 13		1	
1020	1007 N. Main W			X	1905	4 : 27			0	
1019	1311 N. Main W	X			1910	2 : 10	70 : 13-20		8	NRHP - 9/25/86; removed from NRHP - 9/28/87
1048	101 S. Main W		X		1890	25 : 12	67 : 10-15		2	Commercial Historic District; NRHP-9/25/86 (Noncontributing)
1049	103 S. Main W		X		1900	25 : 13	67 : 17		0	Commercial Historic District; NRHP-9/25/86 (Contributing)
1050	105 S. Main W		X		1900 ?	25 : 14	67 : 16		1	Commercial Historic District; NRHP-9/25/86 (Noncontributing)
1051	107 S. Main W		X		1900 ?	25 : 15			0	Commercial Historic District; NRHP-9/25/86 (Noncontributing)
1052	109 S. Main W			X	1900 ?	25 : 16			0	Commercial Historic District; NRHP-9/25/86 (Noncontributing)
1053	117-119 S. Main W			X	1940	25 : 17			0	Commercial Historic District; NRHP-9/25/86 (Noncontributing)
1054	201-05 S. Main W		X		1930	25 : 18	67 : 18-19		1	Commercial Historic District; NRHP-9/25/86 (Contributing)
1055	207 S. Main W		X		1900	25 : 19	67 : 20-21		3	Commercial Historic District; NRHP-9/25/86 (Contributing)
1056	209 S. Main W			X	1900 ?	25 : 20			0	Commercial Historic District; NRHP-9/25/86 (Noncontributing)
1057	211 S. Main W		X		1900	25 : 21			0	Commercial Historic District; NRHP-9/25/86 (Noncontributing)
1058	213 S. Main W			X	1900 ?	25 : 22			0	Commercial Historic District; NRHP-9/25/86 (Noncontributing)
1059	215 S. Main W			X	1900	25 : 23			0	Commercial Historic District; NRHP-9/25/86 (Noncontributing)
1060	219 S. Main W		X		1925	25 : 24			0	Commercial Historic District; NRHP-9/25/86 (Contributing)
1061	403 S. Main W			X	1935	19 : 18A			0	

* exact date; ? date uncertain

D.3.

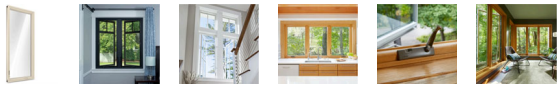
701
701

$350 OFF WINDOWS + **$850 OFF** DOORS[1]
Offer Ends June 30

Acclaim™ Casement Windows

Renewal by Andersen's Acclaim™ casement windows are designed for both beauty and energy efficiency, cranking outward for full top-to-bottom ventilation. They are perfect for maximizing both the view and airflow in any room.

★★★★★ +78,480 REVIEWS



SCHEDULE A CONSULTATION

CUSTOMIZATION OPTIONS

EXTERIOR COLORS

INTERIOR COLORS

GRILLE PATTERNS

FULL VENTILATION

Casement windows crank outward to the left or right, offering full top-to-bottom ventilation

CONVENIENT DESIGN

Folding handles tuck away neatly to avoid interference with curtains or blinds

UNMATCHED VIEWS

Larger glass panes maximize a room's view and its ventilation

Check Out These Transformations

D.3.

When to Choose Replacement Casement Windows

KITCHEN	Their crank handles make them easy to operate, even when placed over counters or sinks where reaching is necessary.
BEDROOMS	Used to maximize natural light and fresh air, enhancing the living space's ambiance.
BATHROOMS	Offers privacy while still allowing for ventilation; frosted or obscured glass options can be used for additional privacy.
LIVING ROOMS	Casement windows offer clear, unobstructed views, providing a beautiful, panoramic look of your surroundings without compromising security.

GET STARTED TODAY

Features / Details

VENTILATION

Their design directs breezes into the home, providing the most ventilation of all window styles.

UNOBSTRUCTED VIEWS

Minimalistic design allows for clear, panoramic views of the outside, making them ideal for rooms with picturesque surroundings.

SAFETY & SECURITY

The taller the casement window, the more locking points are added in the manufacturing process to ensure safety and efficiency.

EASE OF MAINTENANCE

Casement windows are easy to clean from the inside, especially when installed in hard-to-reach areas.

ENERGY EFFICIENCY

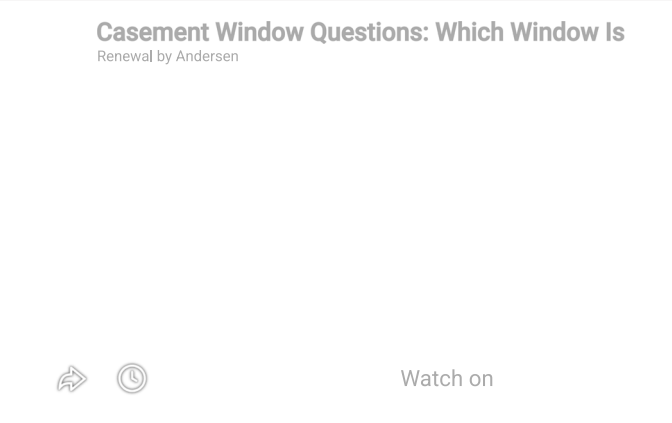
Our crank windows are the most efficient in our arsenal. The harder the wind blows the tighter the seals hold against the frames without failing.

PLAYS WELL WITH OTHERS

Can be customized from single, double to triple casements and combined with other window types to enhance aesthetics and functionality.

Learn more about Acclaim™ Casement Windows

This brief video covers the key features of Acclaim™ Casement Windows. Learn if they're right for you and your home.



Reviews

★★★★★ +78,480 REVIEWS

★★★★★

From the salesman to the installers all were very nice and did a great job. I am very happy with my new doors and windows. What a **difference in sound** and looks for my home. Follow up has also been A+.

CHERYL L.

★★★★★

I am so happy we went with RBA we had some bad Reno experiences but these guys were incredibly **professional, clean and efficient** I highly recommend them!

JESSICA T.

★★★★★

Great product. Installers were fast, thorough, and professional. **A little pricey but worth the energy savings, home comfort, and purchase/project process.**

RON C.

SHOW MORE

Frequently Asked Questions

- What is Fibrex?
- When is it best to use Casement Windows?
- Do casement windows come with screens?
- Can I customize the design of my windows?

RENEWAL by ANDERSEN

SERVICES
- Windows
- Entry Doors
- Patio Doors

WHY RENEWAL
- Why Renewal
- About Us
- Contact Us

RESOURCES
- Gallery
- Resources

CONTACT HOURS

Mon-Thurs: 8AM-11PM
Fri: 8AM-10PM
Sat-Sun: 9AM-10PM

FREE CONSULTATION

LOCATIONS

AR
- Fayetteville, AR
- Fort Smith, AR
- Northwest Arkansas, AR
- Springdale, AR

AZ
- Flagstaff, AZ
- Havasu, AZ
- Phoenix, AZ
- Prescott, AZ
- Scottsdale, AZ

LA
- Alexandria, LA
- Shreveport, LA

MA
- Cape Cod, MA
- Marthas Vineyard, MA

ME
- Portland, ME

NH
- White Mountains, NH

TX
- Austin, TX
- Dallas, TX
- Fort Worth, TX
- Frisco, TX
- Longview, TX
- New Braunfels, TX
- Round Rock, TX
- San Antonio, TX
- Tyler, TX
- West Texas, TX

Chat

Tucson, AZ
Yuma, AZ

CO

Aurora, CO
Boulder, CO
Broomfield, CO
Centennial, CO
Colorado Springs, CO
Denver, CO
Durango, CO
Fort Collins, CO
Grand Junction, CO

CT

Bridgeport, CT
Connecticut, CT
New Haven, CT

DE

Delaware, DE

NJ

South Jersey, NJ

NV

Las Vegas, NV
Reno, NV

OK

Oklahoma City, OK
Tulsa, OK

PA

Philadelphia, PA
Wayne, PA
West Chester, PA

RI

Cranston, RI
Newport, RI
Rhode Island, RI

Chat

[1]Subject to availability, with the required minimum purchase of 6 or more professionally installed windows and/or 2 or more entry or patio doors. $350 off windows and $850 off doors discount valid during first in-home appointment only. To qualify for discount offer, initial contact for an appointment with purchase must be made on or before 6/30/26. Cannot be combined with other offers. Products are marketed, sold and installed (but not manufactured) by Renewal by Andersen retailers, which are independently owned and operated under AZ ROC Lic. # 311233. CO Lic. # 244783. NM Lic. # 399874. NV Lic. # 0091470. AZ ROC Lic. # 346719. UT Lic. # 13511975-5501. OK Lic. # CR-24179-L. AR Lic. # 040947. DE Lic. # 2011602426. PA Lic. # 001884. NJ Lic. # 13VH05055400. MD Lic. # 148677. CT HIC.0634555. MA 173245. RI 36079. All residents of islands will be subject to an island surcharge. See complete information and entity identification at www.rbaguidelines.com. ©2026 Andersen Corporation. All rights reserved.
[2]Plan 6136. Subject to credit approval. Renewal by Andersen Retailer is neither a broker nor a lender. Loan term is 36 months at fixed rate of 0.00% APR. For example, assuming the full credit limit is used on loan approval date, for every $1,000 financed at 0% APR, 36 monthly payments of $27.78. This example is an estimate only. Actual payment amounts based on amount and timing of purchases. Call 866-936-0602 for financing costs and terms. Loans for the GreenSky® consumer loan program are provided by Synovus Bank, Member FDIC, NMLS #408043, without regard to age, race, color, religion, national origin, gender, disability, or familial status. GreenSky Servicing, LLC services the loans on behalf of your lender, NMLS #1416362. www.nmlsconsumeraccess. org. GreenSky® is a registered trademark of GreenSky, LLC and is licensed to banks and other financial institutions for their use in connection with that consumer loan program. GreenSky Servicing, LLC is a financial technology company that manages the GreenSky® consumer loan program by providing origination and servicing support to banks and other financial institutions that make or hold program loans. GreenSky, LLC and GreenSky Servicing, LLC are not lenders. All credit decisions and loan terms are determined by program lenders.

***2022 Andersen Brand Survey of U.S. Homeowners

*Review aggregator survey of the most 5 star reviews among leading national full service window and door replacement companies. January 2024 Reputation.com.

b. Based on Medallia homeowner satisfaction surveys of Renewal by Andersen customers January 2019-December 2023. Average scores between 9 and 10 using Net Promoter Score methodology on all survey questions after installation project completed.

[3]See Renewal by Andersen® Products and Installation Transferable Limited Warranty for details.

For J.D. Power 2025 U.S. award information, visit jdpower.com/awards

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Order Summary

dba: RENEWAL BY ANDERSEN OF NORTH TEXAS
Legal Name: North Texas Windows and Doors LLC | License # (null)
1215 West Crosby Rd, Suite 180 | Carrolton, TX 75006
Phone: 817-841-1416 | Fax: (null) | NTXmeasures@renewalnorthtexas.com
Measure Tech: Andrew Caddoo, (214)517-9217

Jose Avila & Luz Alma
701 NW Main St
Ennis, TX 75119
H: (972)836-2676
C: (214)713-5870

ID#	ROOM	SIZE		DETAILS
JOB				
		0"	0"	**Misc:** Misc, All Job Miscellaneous Charges, Processing Fee, Quantity 1 **Construction:** None **Material:** None
		0"	0"	**Misc:** Misc, All Job Miscellaneous Charges, Lead Testing, Quantity 1 **Construction:** None **Material:** None
102	Primary Bedroom	33" **33-3/4"**	64" **65-7/16"**	**Window:** Acclaim™ Casement Single, Right, Base Frame, Exterior White, Interior White **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** TruScene, Full Screen **Grille Style:** No Grille **Misc:** None **Construction:** Lead Safe Work Practice Charge (MUST SUBMIT PICTURES) (1), Window Coil Wraps (1) **Material:** Caulk - Exterior COLORS (2), Coil - WHITE (0.1), Hilti Foam (1)
104	Primary Bedroom	33" **33-3/4"**	64" **65-7/16"**	**Window:** Acclaim™ Casement Single, Left, Base Frame, Exterior White, Interior White **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White **Screen:** TruScene, Full Screen **Grille Style:** No Grille **Misc:** None **Construction:** Lead Safe Work Practice Charge (MUST SUBMIT PICTURES) (1), Window Coil Wraps (1) **Material:** Caulk - Exterior COLORS (2), Coil - WHITE (0.1), Hilti Foam (1)
105	Primary Bedroom	27" **27-3/4"**	64" **61-7/16"**	**Window:** Acclaim™ Casement Single, Right, Base Frame, Exterior White, Interior White **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White, Wide Opening Hinge **Screen:** TruScene, Full Screen **Grille Style:** No Grille **Misc:** None **Construction:** Lead Safe Work Practice Charge (MUST SUBMIT PICTURES) (1), Window Coil Wraps (1) **Material:** Caulk - Exterior COLORS (2), Coil - WHITE (0.1), Hilti Foam (1)

Order Summary

dba: RENEWAL BY ANDERSEN OF NORTH TEXAS
Legal Name: North Texas Windows and Doors LLC | License # (null)
1215 West Crosby Rd, Suite 180 | Carrollton, TX 75006
Phone: 817-841-1416 | Fax: (null) | NTXmeasures@renewalnorthtexas.com
Measure Tech: Andrew Caddoo, (214)517-9217

Jose Avila & Luz Alma
701 NW Main St
Ennis, TX 75119
H: (972)836-2676
C: (214)713-5870

ID#	ROOM	SIZE		DETAILS
106	Primary Bedroom	27" **27-3/4"**	64" **61-7/16"**	**Window:** Acclaim™ Casement Single, Left, Base Frame, Exterior White, Interior White **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Hardware:** White, Wide Opening Hinge **Screen:** TruScene, Full Screen **Grille Style:** No Grille **Misc:** None **Construction:** Lead Safe Work Practice Charge (MUST SUBMIT PICTURES) (1), Window Coil Wraps (1), Ext. Brickmold/Ext. Trim-replacement(complete window) (1) **Material:** 2 x 6 x 12' (1), Caulk - Exterior COLORS (2), Coil - WHITE (0.1), Hilti Foam (1)
103A	Primary Bedroom	33" **33-3/4"**	64" **65-7/16"**	**Window:** Acclaim™ Casement Fixed Window, Base Frame, Exterior White, Interior White **Performance Calculator:** PG Rating: 40 | DP Rating: + 40 / - 40 **Glass:** All Sash: High Performance SmartSun Glass, No Pattern **Grille Style:** No Grille **Misc:** None **Construction:** None **Material:** None

PRODUCTS: 7 WINDOWS: 5 PATIO DOORS: 0 ENTRY DOORS: 0 SPECIALTY: 0 MISC: 2

Updated 5/26/26

JOB NOTES

!!LEAD POSITIVE- USE LEAD SAFE PRACTICES**!!**

Tier 2 / single story.

5 CS, WH/WH.

Woodies- bring 1/4 round trim- all look reusable except one- use care and try and reuse to avoid painting.

Must coil wrap exterior- homeowner is expecting- bring white coil.

Drip cap units.

Ice and water tape openings.

2X6 exterior trim on opening 106 needed- bottom replaced only.

Estimated Duration: 1 days

Order Summary

dba: RENEWAL BY ANDERSEN OF NORTH TEXAS
Legal Name: North Texas Windows and Doors LLC | License # (null)
1215 West Crosby Rd, Suite 180 | Carrolton, TX 75006
Phone: 817-841-1416 | Fax: (null) | NTXmeasures@renewalnorthtexas.com
Measure Tech: Andrew Caddoo, (214)517-9217

Jose Avila & Luz Alma
701 NW Main St
Ennis, TX 75119
H: (972)836-2676
C: (214)713-5870

FLOORPLAN - 1ST FLOOR

UNIT NOTES

JOB PHOTOS

HISTORIC LANDMARK COMMISSION

AGENDA SUMMARY FORM

To: Historic Landmark Commission

Subject: Consider a request for a Certificate of Appropriateness for the residential structure located at 908 N Preston St. The proposed scope of work includes: leveling, remove and replace metal skirting as necessary and install additional vents in skirting, repair and one for one replacement of rotting/ damaged siding, replacement of front porch boards with tongue and groove boards, replacement of shutters on front of home with Shaker style shutters, removal of secondary non-street facing front door and wall off opening, install new front door in a similar style, Paint – Body: Sherwin Williams Roycroft Mist Gray (SW 2844) Trim: Sherwin Williams Extra White (SW 7006) Shutters & Accent: Sherwin Williams Polished Mahogany (SW 2838) Porch Boards: Sherwin Williams Downing Stone (SW 2821).
HLC Case No. COA-26-21
Owner: Stephanie Cantu
Applicant: Stephanie Cantu

Meeting: HISTORIC LANDMARK COMMISSION - 20 Jul 2026

Department: Planning & Development

Staff Contact: Jorge Barake, Planner

BACKGROUND INFORMATION:

The subject property is located at 908 N Preston Street and situated within the Residential Historic District.

According to the 1997 Ennis Historic Resources Inventory (Appendix A), the property (Site No. 825) was constructed in 1925 and has been classified as Low Priority.

The applicant is seeking approval for a scope of work that involves exterior improvements to the property.

ATTACHMENTS:

COA-26-21_Application
COA-26-21_Vicinity Map
COA-26-21_Current Photos
COA-26-21_Historic Resources Survey
COA-26-21_Proposed Front Door
COA-26-21_Paint_Colors_
COA_26-21_Paint Colors_Palette

City of Ennis, TX

July 6, 2026

Record No: COA-26-21

Certificate of Appropriateness Application

Status: Active

Submitted On: 6/15/2026

Primary Location

908 N PRESTON ST
ENNIS, TX 75119

Owner

CANTU STEPHANIE J

Applicant

Stephanie Cantu

Application Information

Meet with Historic Preservation Officer to Review Application*

Not Completed --- Call to Schedule

Meeting with HPO Scheduled*

☑

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*

Property is in good condition but in need of general work.

Describe in detail the work you intend to complete.*

We intend to level the house, remove and replace the metal underpinning with similar or same type of metal (**only if the metal is rusting and deteriorating beneath the soil line**), and add more vents to the underpinning if more ventilation is needed. If added, the new metal underpinning will be painted the same color as the main siding (Roycroft Mist Gray – SW 2844). Also, for water mitigation, we will be removing the front porch boards, which are deck boards not original to the house, and replace with tongue and groove boards that will help shed water from driving rain. We will be replacing rotting/damaged wood on the house with the same material it is currently. We will be replacing the front shudders with shaker style shutters, which match the craftsman style, and will make them the proper size for the windows (the current ones are not the proper size). We will paint the body of the house Roycroft Mist Gray (SW 2844), the trim with Extra White (SW 7006), the shudders and accent pieces with Polished Mahogany (SW 2838), and the porch boards with Downing Stone (SW 2821). To provide better security and energy efficiency, we will replace the front door with a modern replica of our existing door and remove the second front door (not facing the street) and replace it with siding which matches the original siding of the house.

Please describe why you are looking to make these changes*

General upkeep/preservation and curb appeal

Owner Information

Owner Name

Stephanie Cantu

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

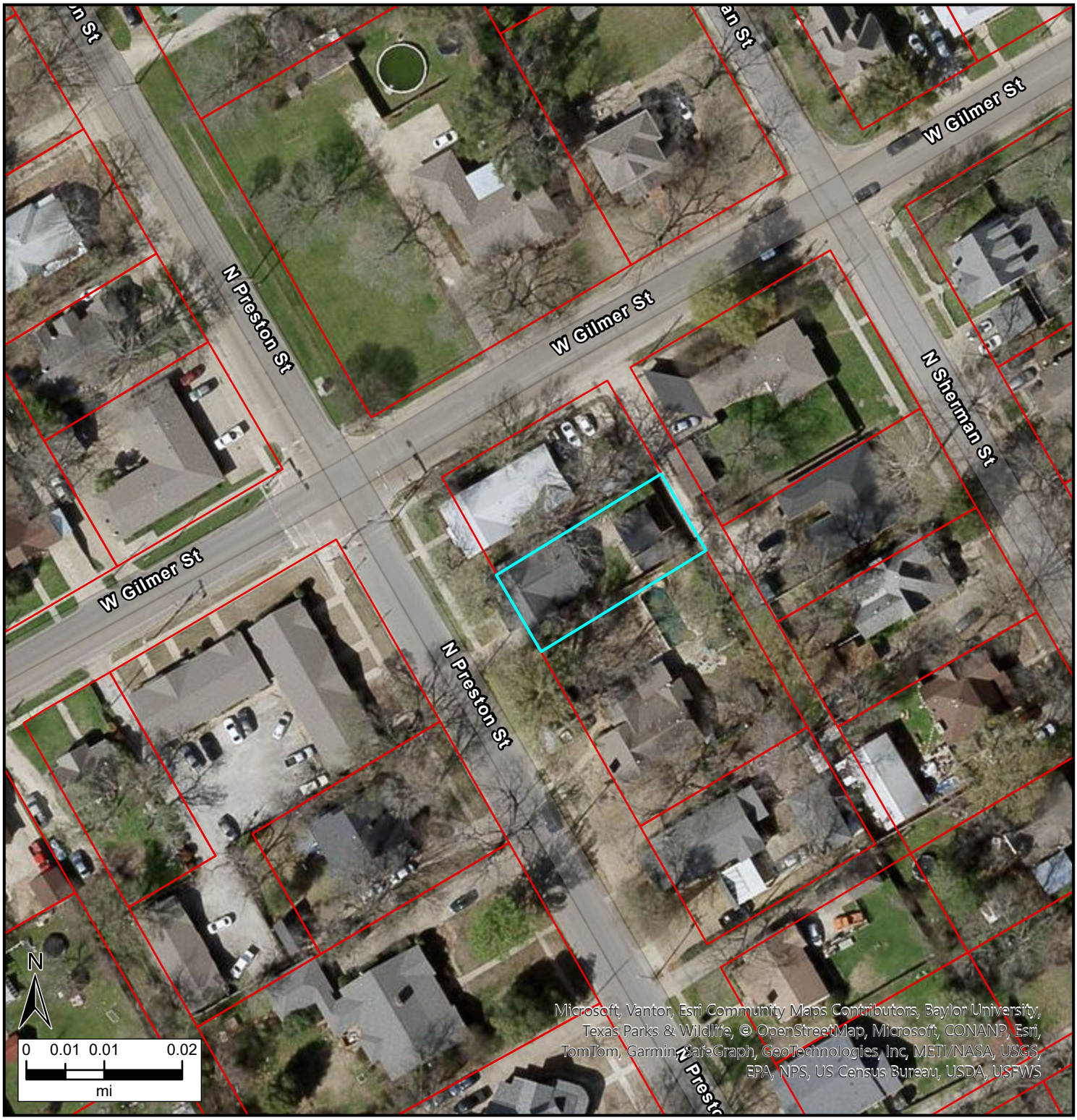
Applicant Signature*

Stephanie Cantu
Jun 15, 2026

HLC Hearing Date

07/20/2026

908 N Preston St



Legend

Parcels

ENNIS TEXAS
The bluebonnet spirit of Texas

Date: 7/8/2026

908

D.4.

Site No.	Address	HIGH	MED	LOW	Date	Roll : Frame	Roll : Frame	Roll : Frame	Slides	Comments
799	709 N. Preston			X	1940	9 : 1			0	
829	710 N. Preston	X			1900	10 : 27A	64 : 27-29		3	
798	805 N. Preston	X			1910	8 : 35	62 : 18-21		4	
828	806 N. Preston			X	1925	10 : 26A			0	
797	807 N. Preston	X			1905	8 : 34	62 : 14-17		5	NRHP - 9/25/86
827	810 N. Preston	X			1920	10 : 25A	64 : 24-26		3	NRHP - 9/25/86
826	904 N. Preston			X	1930	10 : 24A			0	
796	905 N. Preston			X	1930	8 : 33			0	
825	908 N. Preston			X	1925	10 : 23A			0	
824	910 N. Preston			X	1935	10 : 22A			0	
795	1007 N. Preston			X	1930	8 : 32			0	
1293	1008 N. Preston		X		1925	71 : 34			1	Ennis Survey Update 1997; Add as MEDIUM priority
794	1009 N. Preston			X	1925	8 : 31			0	
793	1101 N. Preston			X	1905	8 : 30			0	
823	1102 N. Preston		X		1935	10 : 21A	71 : 33		1	Ennis Survey Update 1997; Upgrade to MEDIUM priority
822	1300 N. Preston			X	1925	10 : 20A			0	
821	1304 N. Preston		X		1910	10 : 19A			0	
820	1306 N. Preston		X		1910	10 : 18A			0	
792	1401 N. Preston			X	1925	8 : 29			0	
791	1405 N. Preston		X		1905	8 : 28			0	
790	1407 N. Preston			X	1925	8 : 27			0	
789	1409 N. Preston			X	1925	8 : 26			0	
819	1410 N. Preston			X	1920	10 : 17A			0	
818	1500 N. Preston			X	1925	10 : 16A			0	
817	1502 N. Preston			X	1935	10 : 15A			0	
816	1504 N. Preston			X	1925	10 : 14A			0	
788	1505 N. Preston			X	1935	8 : 25			0	
787	1507 N. Preston			X	1925	8 : 24			0	
11	1508 N. Preston			X	1935	2 : 9			0	
786	1509 N. Preston			X	1930	8 : 23			0	
815	1600 N. Preston			X	1920	10 : 13A			0	
814	1602 N. Preston			X	1920	10 : 12A			0	
810	205 S. Preston			X	1930	20 : 14			0	
811	207 S. Preston		X		1915	20 : 15	53 : 32-35		1	
812	901 S. Preston			X	1920	20 : 16			0	
813	903 S. Preston			X	1900	20 : 17			0	
838	1010 S. Preston			X	1930	24 : 8			0	
1237	410 Quinlan			X	1925	31 : 18			0	
1236	608 Quinlan		X		1910	31 : 17			0	
1235	708 Quinlan			X	1900	31 : 16			0	

*** exact date; ? date uncertain**

D.4.

PAST REASON HATED
JUSTICE
Wild West
Pictorial History of Philosophy

SW 2844

Roycroft Mist Gray

View Details

Body

SW 7006

Extra White

View Details

Trim

SW 2821

Downing Stone

View Details

Porch Boards

SW 2838

Polished Mahogany

View Details

Shutters and Accent Pieces

BODY	TRIM	ACCENT	ACCENT 2
Antique White SW 6119	**Roycroft Suede** SW 2842	**Creamy** SW 7012	**Bunglehouse Blue** SW 0048
Peace Yellow SW 2857	**Rookwood Antique Gold** SW 2814	**Classical White** SW 2829	**Roycroft Bottle Green** SW 2847
Roycroft Mist Gray SW 2844	**Downing Stone** SW 2821	**Extra White** SW 7006	**Rookwood Dark Red** SW 2801

HISTORIC LANDMARK COMMISSION

AGENDA SUMMARY FORM

To:	Historic Landmark Commission
Subject:	Consider a request for a Certificate of Appropriateness for the residential structure located at 605 N Preston St., also known as the E.K. Atwood House. The proposed scope of work includes: removal and replacement of existing cedar privacy fence. New fence and gates to be located in the same position and configuration. Fence will be board on board style construction, 8-feet tall, cedar to be pre-stained. HLC Case No. COA-26-27 Owner: David W Sacha & James B Fowler Applicant: David Sacha
Meeting:	HISTORIC LANDMARK COMMISSION - 20 Jul 2026
Department:	Planning & Development
Staff Contact:	Jorge Barake, Planner

BACKGROUND INFORMATION:

The subject property is located at 605 N Preston St and is situated within the Residential Historic District.

According to the Historic Resources Survey (updated in 1997), the two-story E.K. House (Site No. 804), constructed in 1925, is a Georgian Revival residence and is regarded as the best remaining example of this architectural style. The property is identified as having a high preservation priority.

The applicant seeks approval for the removal and replacement of the existing cedar privacy fence. The new fence and gates will retain the same configuration.

ATTACHMENTS:

COA-26-27_Application
COA-26-27_Vicinity Map
COA-26-27_Historic Resources Survey
COA-26-27_Fence Site Plan
COA-26-27_Proposed Fence

City of Ennis, TX

July 10, 2026

Record No: COA-26-27

Certificate of Appropriateness Application

Status: Active

Submitted On: 7/9/2026

Primary Location

605 N PRESTON ST
ENNIS, TX 75119

Owner

SACHA DAVID W & JAMES B FOWLER

Applicant

DAVID SACHA

Application Information

Meet with Historic Preservation Officer to Review Application*

Not Completed --- Call to Schedule

Meeting with HPO Scheduled*

☑

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*

Single family residence with cedar privacy fence

Describe in detail the work you intend to complete.*

Replace cedar privacy fence in two phases: Phase 1) Replace 6' board-on-board cedar fence on rear property line with 8' board-on-board cedar fence; color-coded red on site plan. Phase 2) Replace 7'-6"' board-on-board cedar fence on side and front property line with 8' board-on-board cedar fence; color-coded blue on site plan.

Please describe why you are looking to make these changes*

Existing fence has exceeded its life expectancy.

Owner Information

Owner Name

David Sacha

Owner Street Address

Owner City, State Zip

Ennis, TX 75119

Owner Telephone*

Owner Email*

Agent/Representative Information (if applicable)

Firm Name

Main Contact

Address

City, State Zip

Telephone

Email

Signature

Applicant Signature*

David W. Sacha
Jul 9, 2026

Vicinity Map

Legend

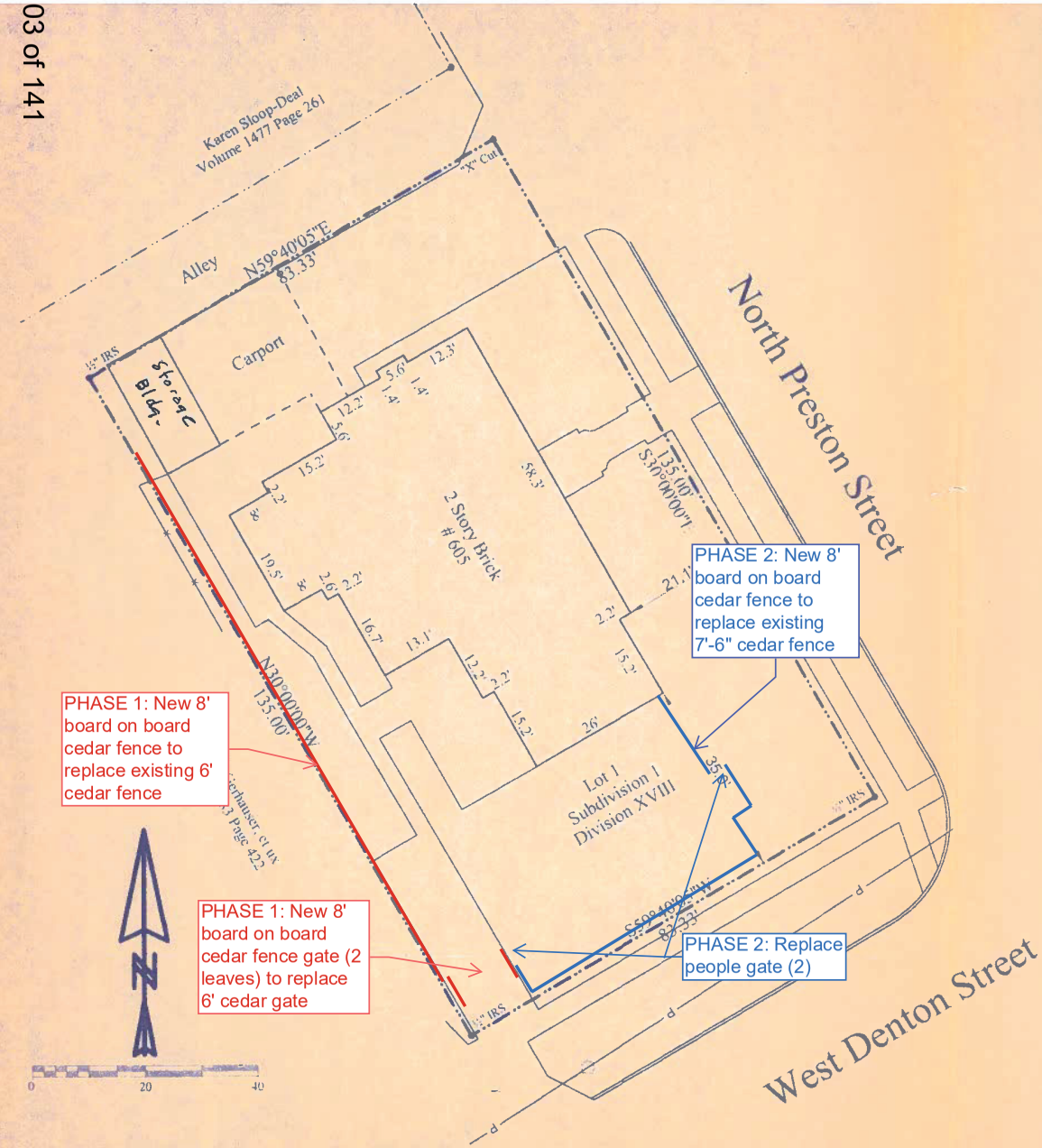
Parcels

ENNIS TEXAS
The bluebonnet spirit of Texas

Date: 7/10/2026

Site No.	Address	HIGH	MED	LOW	Date	Roll : Frame	Roll : Frame	Roll : Frame	Slides	Comments
1199	505 S. Paris	X			1920	38 : 10	52 : 07-09		2	Ennis Survey Update 1997; Upgrade to HIGH priority
1212	600 S. Paris		X		1895	28 : 18	50 : 33-35		2	
1200	601 S. Paris	X			1937	38 : 9	52 : 01-06	71 : 11	6	Ennis Survey Update 1997; Keep as HIGH priority
1213	604 S. Paris		X		1905	28 : 17	50 : 30-32		1	
1214	802 S. Paris		X		1915	28 : 16	50 : 28-29		1	
1201	807 S. Paris		X		1925	38 : 6	52 : 12-14		1	
1215	910 S. Paris		X		1915	28 : 15	50 : 25-27		1	
1202	1001 S. Paris		X		1920	38 : 5	71 : 15		1	Ennis Survey Update 1997; Keep as MEDIUM priority
1216	1100 S. Paris			X	1915	28 : 14			0	
1217	1104 S. Paris			X	1920	28 : 13			0	
1218	1204 S. Paris			X	1925	28 : 12			0	
1203	1209 S. Paris			X	1920	38 : 4			0	
1219	1210 S. Paris		X		1920	28 : 11			0	
1204	1213 S. Paris			X	1925	38 : 3			0	
1220	1214 S. Paris			X	1920	28 : 10			0	
1221	1222 S. Paris		X		1920	28 : 9	50 : 22-24		1	
1292	901 Park		X		1920	72 : 11			1	Ennis Survey Update 1997; Add as MEDIUM priority
1252	105 S. Pecan			X	1930	28 : 34			0	
1254	406 S. Pecan			X	1925	28 : 22			0	
1255	408 S. Pecan			X	1930	28 : 23			0	
1253	509 S. Pecan			X	1915	28 : 33			1	
837	200 N. Preston		X		1935	10 : 35A	70 : 04		1	
809	201 N. Preston	X			1925	9 : 11	63 : 18-21		4	
808	209 N. Preston	X			1902 *	9 : 10	63 : 16-17		3	NRHP - 9/25/86
807	307 N. Preston		X		1900	9 : 9	63 : 15		1	
836	308 N. Preston	X			1910	10 : 34A	70 : 02-03	72 : 10	2	Ennis Survey Update 1997; Upgrade to HIGH priority
1294	400 N. Preston		X		1945	72 : 09			1	Ennis Survey Update 1997; Add as MEDIUM priority
806	403 N. Preston	X			1909 *	9 : 8	63 : 13-14		5	NRHP - 9/25/86
835	408 N. Preston		X		1920	10 : 33A	70 : 00-01		2	
805	501 N. Preston	X			1910	9 : 7	63 : 09-12		5	NRHP - 9/25/86
834	510 N. Preston			X	1935	10 : 32A			0	
804	605 N. Preston	X			1925 *	9 : 6	63 : 04-08		5	NRHP - 9/25/86
803	607 N. Preston	X			1916 *	9 : 5	63 : 01-03		4	
833	608 N. Preston			X	1935	10 : 31A			0	
832	610 N. Preston			X	1930	10 : 30A			0	
802	701 N. Preston		X		1915	9 : 4	63 : 00		1	
831	702 N. Preston			X	1935	10 : 29A			0	
801	703 N. Preston		X		1915	9 : 3			0	
830	704 N. Preston	X			1901 *	10 : 28A	64 : 30-34		4	NRHP - 9/25/86
800	705 N. Preston		X		1910	9 : 2			0	

*** exact date; ? date uncertain**



BEING a tract or parcel of land situated in the City of Ennis, Ellis County, Texas, and being Lot 1 Subdivision 1 Division XVIII of the Original City of Ennis as recorded in Cabinet A Slide 198 of the Map Records of Ellis County, and also being that tract of land conveyed to H. R. Burden by deed recorded in Volume 417 Page 264 of the Deed Records of Ellis County, and being more particularly described as follows:

BEGINNING at a point for corner at a ½" iron rod set at the intersection of the northerly line of West Denton Street and the westerly line of North Preston Street;

THENCE South 59° 40' 05" West along the northerly line of West Denton Street a distance of 83.33 feet to a point for corner at a ½" iron rod set;

THENCE North 30° 00' West along the westerly line of said Burden tract and the easterly line of Lot 2 in said Subdivision 1 a distance of 135.0 feet to a point for corner at a ½" iron rod set in the southerly line of an alley;

THENCE North 59° 40' 05" East along the southerly line of said alley a distance of 83.333 feet to a point for corner at an "X" cut in concrete in the westerly line of North Preston Street;

THENCE South 30° 00' East (record bearing) along the westerly line of North Preston Street a distance of 135.0 feet to the PLACE OF BEGINNING

SURVEYOR'S DECLARATION

I hereby declare that this true and accurate survey made on the ground under my personal supervision on January 26, 1999, correctly shows the relation of the buildings and other structures to the property lines of land indicated hereon, and that there are no encroachments or overlaps onto adjoining property of property covered by this survey, or of adjoining buildings or structures on said land, except as shown, noted or described on the survey. This survey is subject to any easements not visible on the ground

SURVEYOR

STATE OF TEXAS
REGISTERED
N. W. KRIEGER, JR.
1837
PROFESSIONAL
LAND SURVEYOR

NOTE: This lot is not located within the Special Flood Hazard Area as shown on FEMA Community Panel No. 480207 0005 B dated June 15, 1982.

Survey Plat
605 North Preston Street
Lot 1 Subdivision 1 Division XVIII
City of Ennis Ellis County
By
N. W. Krieger, Jr.
2409 Park Street
P. O. Box 1294 Ennis, Texas 75120-1294
Phone: 972/878-7013

CERTIFICATE OF APPROPRIATENESS APPLICATION
605 N. Preston Street, Ennis, TX 75119

Applicant: David Sacha

Existing fence along rear property line

PHASE 1 Proposed replacement fence – “smooth” side to face out
Note: Phase 2 to be similar with “smooth” side facing in.

HISTORIC LANDMARK COMMISSION

AGENDA SUMMARY FORM

To:	Historic Landmark Commission
Subject:	List of administratively approved Certificates of Appropriateness – 6/6/26 to 7/10/26
Meeting:	HISTORIC LANDMARK COMMISSION - 20 Jul 2026
Department:	Planning & Development
Staff Contact:	Erica Stubbs, Senior Planner

BACKGROUND INFORMATION:

The list of administratively approved Certificates of Appropriateness for the time period of June 6, 2026 through July 10, 2026 is submitted for Historic Landmark Commission's review.

ATTACHMENTS:

Admin Approved COAs 2026 06 06 to 2026 07 10

Certificates of Appropriateness Approved by Staff - June 6, 2026 to July 10, 2026

Record #	Applicant Name	Date Submitted	Address	Record Status	Describe in detail the work you intend to complete.
COA-26-23	Ben Bauer	6/17/2026	402 W BELKNAP ST	Complete	We are replacing siding and trim with the exact same dimensions as original. We need to apply primer to house to protect siding and trim until paint is approved. For porch floor we need to repair the pieces that are rotted, damaged, and warped.
COA-26-22	Courtney Chapman	6/16/2026	609 N PRESTON ST	Complete	replacing rotten wood siding and painting; all work wood work and paint will be exact same as before.
COA-26-19	Luis Manzanares	6/8/2026	207 W ENNIS AVE	Active	Install mid-story wall sign. Sign to be internally lit channel letters and approximately 22 SF.

City of Ennis, TX

July 10, 2026

Record No: COA-26-23

Certificate of Appropriateness Application

Status: Complete

Submitted On: 6/17/2026

Primary Location

402 W BELKNAP ST
ENNIS, TX 75119

Owner

BAUER VICTORIA L & BENJAMIN R

Applicant

Ben Bauer

Application Information

Meet with Historic Preservation Officer to Review Application*

Not Completed --- Call to Schedule

Meeting with HPO Scheduled*

☑

Subdivision Name

Historic District

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

- [x]

Painting

- [ ]

Roofing

- [ ]

Signage

- [ ]

Replacement with Similar Items

- [x]

Demolition - i.e. partial, full, relocation

- [ ]

STOP Work Order Issued

- [x]

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*

Rotting siding and siding leaking into home. Porch floor is rotted and warping, do not need to replace wood railing around porch.

Describe in detail the work you intend to complete.*

We are replacing siding and trim with the exact same dimensions as original. We need to apply primer to house to protect siding and trim until paint is approved. For porch floor we need to repair the pieces that are rotted, damaged, and warped.

Please describe why you are looking to make these changes*

Primer needs to be applied to entire home to protect siding until painted. Lack of safety, preservation of the structure, protection of belongings and interior from leaking of siding into home, curb appeal

Owner Information

Owner Name

Victoria Bauer, Benjamin Bauer

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*

Benjamin Bauer
Jun 17, 2026

HLC Hearing Date

–

CERTIFICATE OF APPROPRIATENESS

Approval Date

06/18/2026

Conditions / Modifications

Administratively approved by Planning staff for the following:

- One for one replacement of rotten wood siding and trim. Please ensure any original features removed during repair process are re-installed.
- Exterior primer. Paint color(s) to be approved at a later date by Historical Landmark Commission.

HLC Chairperson Approval

No signature

Staff Approval

Jorge Barake
Jun 18, 2026

Staff Approval

Erica Stubbs
Jun 18, 2026

Expiration Date

06/18/2027

402

402

D.6.

D.6.

Pic Stitch

ESTIMATE

J3 Renovations
2300 W 7th St
Ste 108
Ft Worth, TX 76107-2318

J3renovateit@gmail.com
+1 (682) 454-5885

Bill to
Ben Bauer
402 W Belknap St.
Ennis, Tx 75119

Ship to
Ben Bauer
402 W Belknap St
Ennis, Tx 75119

Estimate details
Estimate no.: 468
Estimate date: 05/21/2026

#	Product or service	Description	Qty	
1.	**Sales**	Siding and paint resurface - Sand all pieces of siding around the home, joints, and fascia. Remove all excess coats of paint, debris. - Remove any rotted siding pieces or broken pieces up to 25 pieces - Haul off rotted material - Remove siding on front side of home complete and replace with all new siding and trim except around windows. (Window company to replace window trim) - After sanding, caulk and sand all siding joints - Prime all wood old and new - Provide complete paint job (2 colors, one trim and 1 main body color) * Provide one year warranty on workmanship and material * Expected project time to be 12-14 days working Monday-Saturday 9am-5pm * All material and labor provided		$

City of Ennis, TX

July 10, 2026

Record No: COA-26-22

Certificate of Appropriateness Application

Status: Complete

Submitted On: 6/16/2026

Primary Location

609 N PRESTON ST
ENNIS, TX 75119

Owner

CHAPMAN COURTNEY

Applicant

Courtney Chapman

Application Information

Meet with Historic Preservation Officer to Review Application*

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*

rotten wood siding

Describe in detail the work you intend to complete.*

replacing rotten wood siding and painting; all work wood work and paint will be exact same as before

Please describe why you are looking to make these changes*

maintenance

Owner Information

Owner Name

Courtney Chapman

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*

Courtney Chapman
Jun 16, 2026

HLC Hearing Date

–

CERTIFICATE OF APPROPRIATENESS

Approval Date

06/16/2026

Conditions / Modifications

Administratively approved by Planning staff for the following:

- One for one replacement of rotten wood siding. Please ensure any original features such as gable vents are re-installed.
- Exterior paint - color(s) to match existing paint

HLC Chairperson Approval

No signature

Staff Approval

Erica Stubbs
Jun 16, 2026

Staff Approval

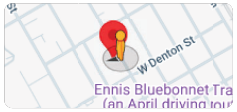
Jorge Barake
Jun 16, 2026

Expiration Date

06/16/2027

609 N Preston St

Image capture: Apr 2022 © 2026 Google



D.6.

Work Completed 6/25/26

City of Ennis, TX

July 10, 2026

Record No: COA-26-19

Certificate of Appropriateness Application

Status: Active

Submitted On: 6/8/2026

Primary Location

207 W ENNIS AVE
ENNIS, TX 75119

Owner

BEHIND THE CURTAIN LLC

Applicant

Luis Manzanares

Application Information

Meet with Historic Preservation Officer to Review Application*

Not Completed --- Call to Schedule

Meeting with HPO Scheduled*

☑

Subdivision Name

Please check the specific Historic Overlay*

Downtown Historic District

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*

Building without any alterations

Describe in detail the work you intend to complete.*

Install mid-story wall sign. Sign to be internally lit channel letters and approximately 22 SF.

Please describe why you are looking to make these changes*

Install wall sign to advertise business located inside of the building.

Owner Information

Owner Name

Behind The Curtain, LLC

Owner Street Address

Owner City, State Zip

Owner Telephone*

Owner Email*

Agent/Representative Information (if applicable)

Firm Name

LUIS

Main Contact

Address

City, State Zip

Telephone

Email

Signature

Applicant Signature*

LUIS MANZANARES
Jun 8, 2026

HLC Hearing Date

–

CERTIFICATE OF APPROPRIATENESS

Approval Date

06/23/2026

Conditions / Modifications

Administratively approved by staff for the installation of an internally lit mid-story wall sign approximately 22 square feet in area.

HLC Chairperson Approval

No signature

Staff Approval

Erica Stubbs
Jun 29, 2026

Staff Approval

Jorge Barake
Jun 29, 2026

Expiration Date

06/23/2027

AUTHORIZATION LETTER

Date: March 25, 2026

I, Behind the Curtain LLC, am the legal owner of the property located at 207 W Ennis Ave, Ennis, TX, 75119. This serves as formal authorization and acknowledgment that I have entered into a lease agreement with El Mago, who is represented by Mauricio Monjaras & Altagracia Monjaras. I hereby grant permission for the above-named business to occupy and operate at the referenced property for commercial purposes, in accordance with the terms of the lease agreement. I confirm that I have no objection to the business operating at this location and that such use is approved by me as the property owner. If additional information or verification is required, please feel free to contact me directly.

Owner Name: Behind the Curtain, LLC
Owner Address: 106 S Dallas St, Ennis, TX, 75119
Phone: 972-878-7368
Email: nick@fbmproperty.com

Sincerely,

David G. Cudour
for Behind the Curtain LLC

STATE OF TEXAS
COUNTY OF ELLIS

Before me, the undersigned authority, on this day personally appeared [Owner Full Legal Name], known to me (or proved to me through valid identification) to be the person whose name is subscribed above, and acknowledged to me that he/she executed the foregoing instrument for the purposes and consideration therein expressed.

Given under my hand and seal of office this 25 day of March, ***20***26.

Jessica R Braddock

Notary Public, State of Texas

My Commission Expires: March 5, 2028

NOTARY PUBLIC STATE OF TEXAS
JESSICA ROSE BRADDOCK
My Notary ID # 130954902
Expires March 5, 2028

Project .No. :

DESIGNER RENZO TUBINEZ

EL MAGO CANTINA

207 W ENNIS AVE,
ENNIS, TX 75119

Customer
OMAR MONJARAS

Phone
(214) 230-3733

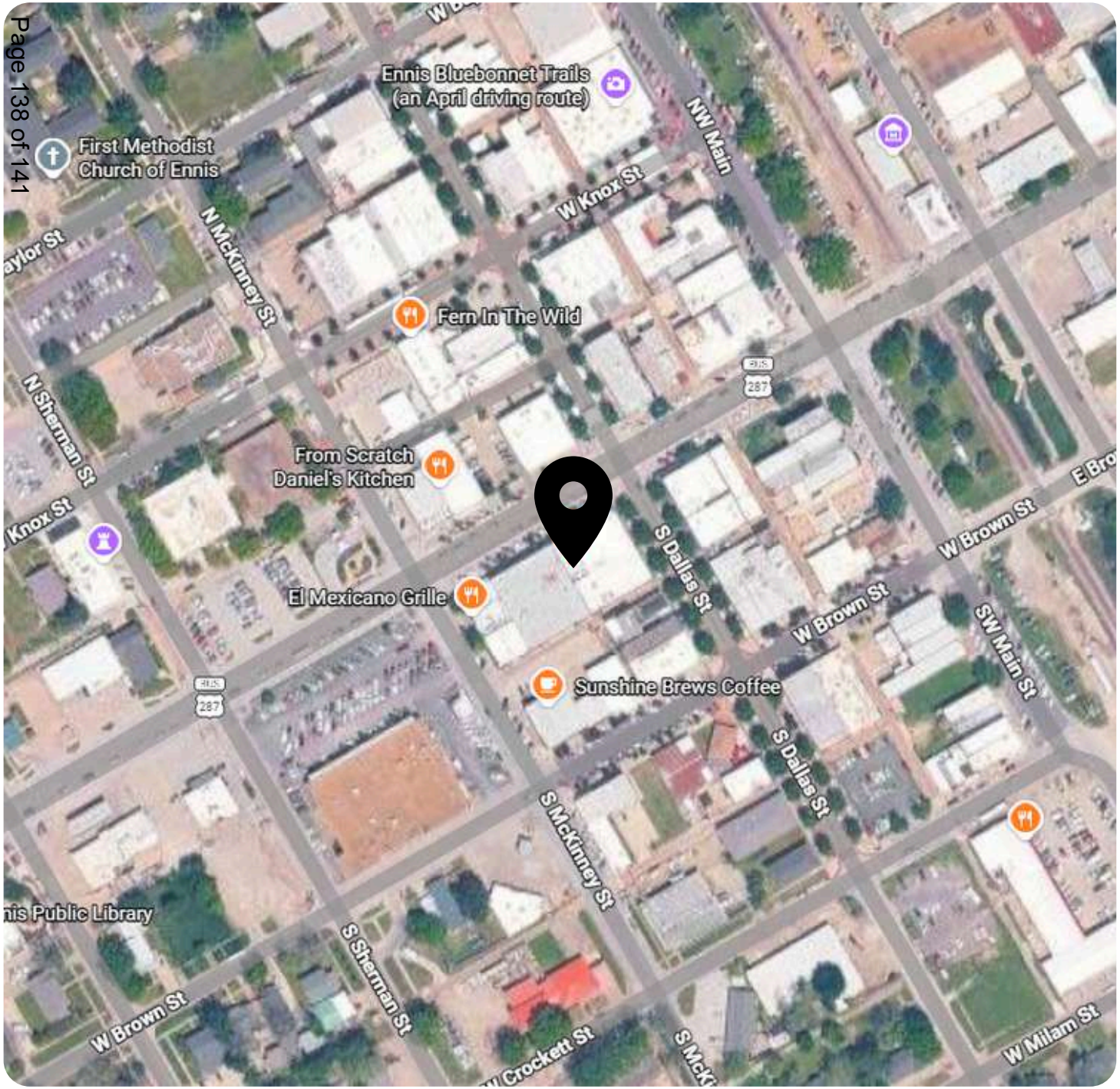
Email
OMAR_MONJARAS@YAHOO.COM

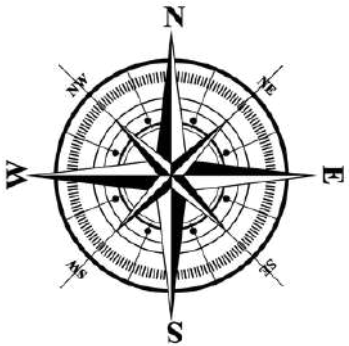
Landlord
GARRETT ASHBY

Phone
(254) 721-1944

YOUR SIGNS WORLD
BE VISIBLE, RISE YOUR BUSINESS

D.6.

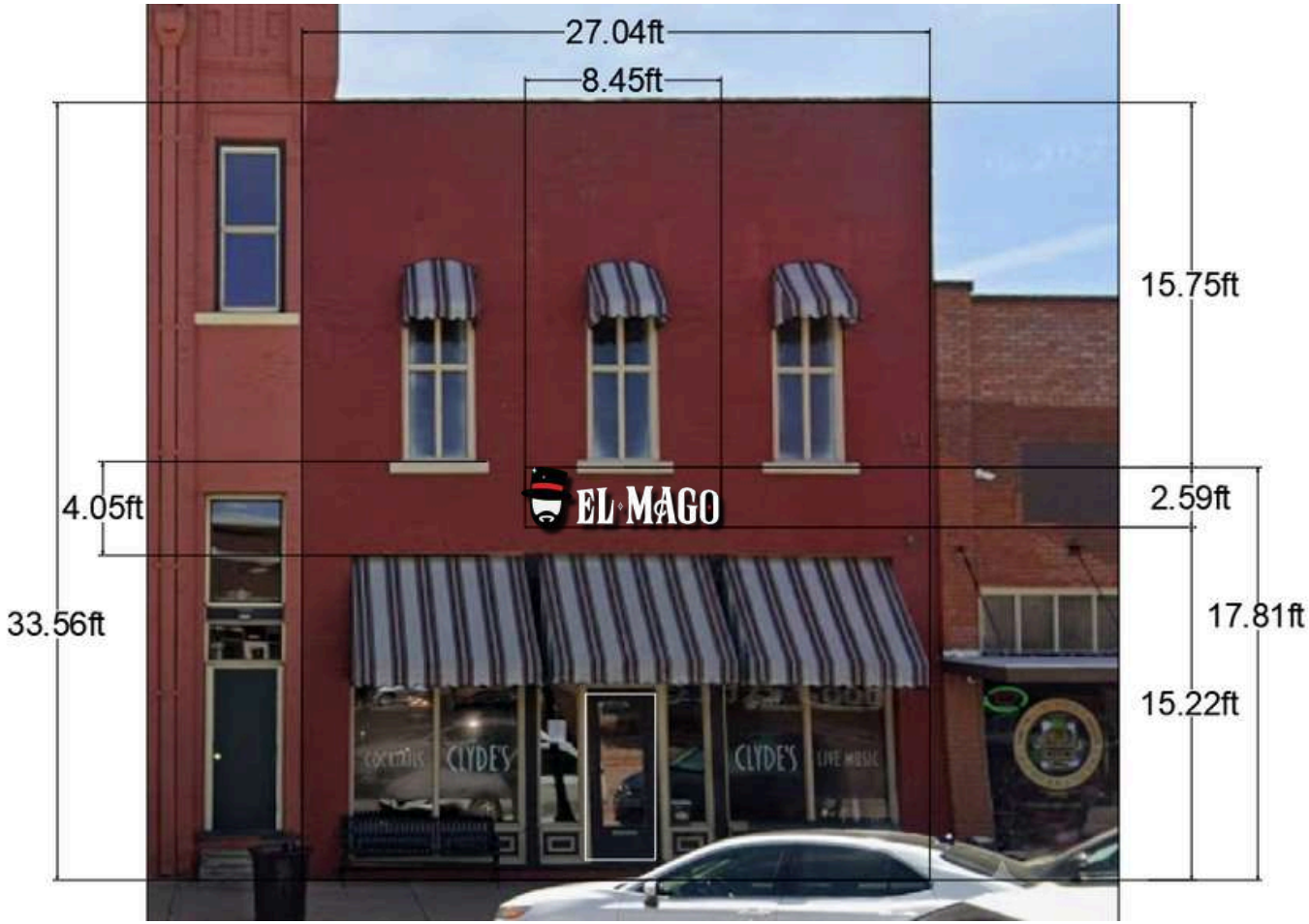




BUILDING FACING
NORTHWEST

PLAN VIEW
Site
Exterior

2
PAGE



RELEVANT CODE CALCULATION FOR SIGNAGE

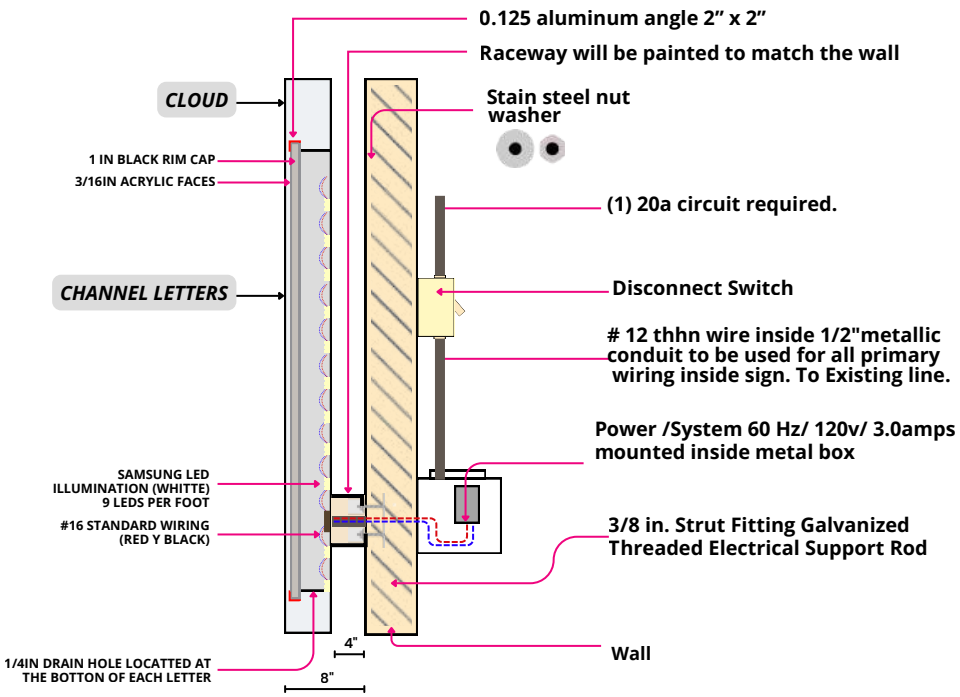
SIGN SIZE: 8.45 Ft W x 2.59 Ft H
SIGN SQFT: 21.88 SQFT
TOTAL SQFT AVAIL: 907.4624 SQFT

NIGHTTIME SIGNAGE VIEW

Sinage
S1-1
Front Wall Sign

3
PAGE

LETTER DETAILS / RACEWAY MOUNTED

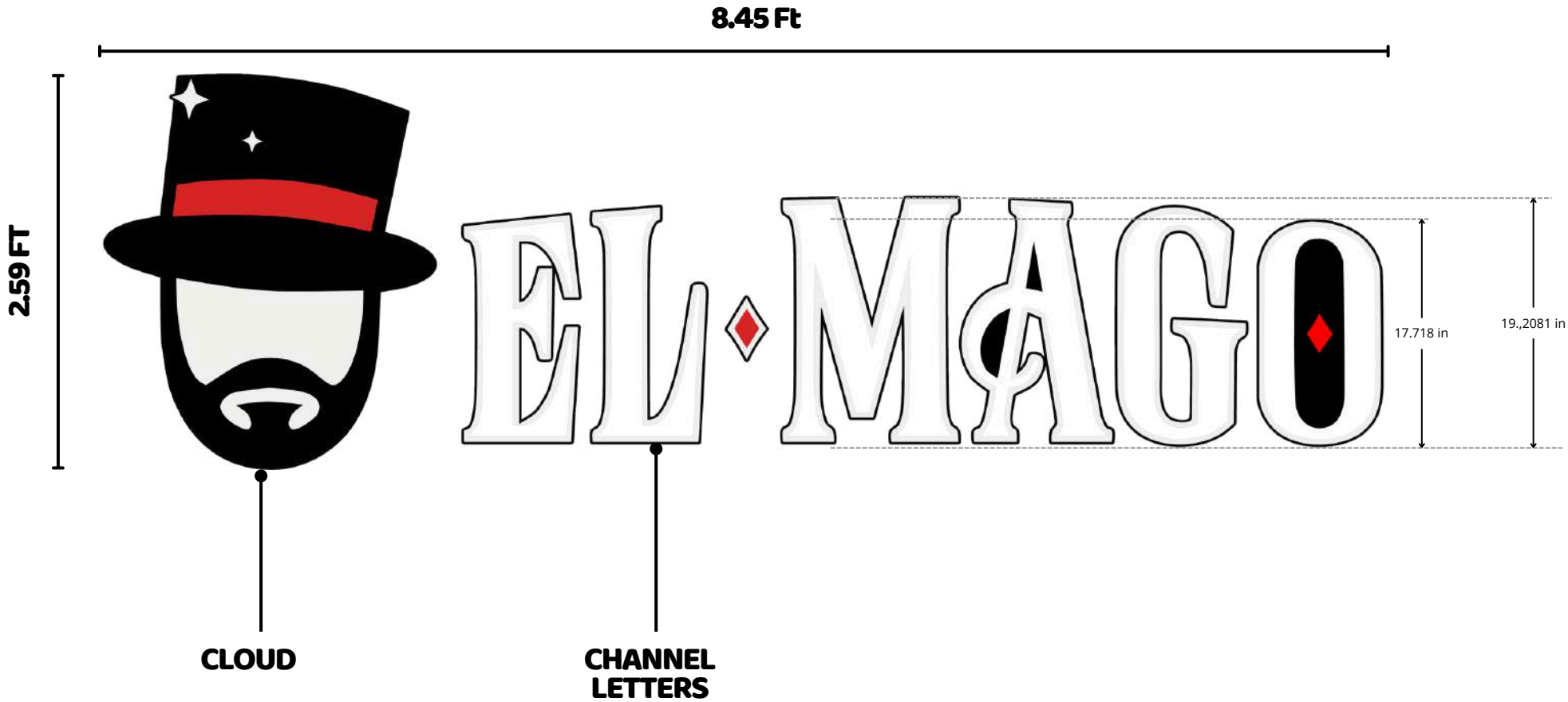


SIDE VIEW

SPECIFICATIONS

- **Manufacture and install Sign**
- **CLOUD**
- **CHANNEL LETTERS**
- White Vinyl Overlay
- Letter returns to be .040 Duranodic
- Jewelite Trim – Cap 1" (black)
- Bolt Diameter: 3/8 in Length: 5 in
- Led Power Supplies Mounted Remotely Behind Wall
- Fasciain UL listed Box (w/Disconnect Switch)
- UL Label ; Placed sonot visible to commona reaviewers
- 7– day , illuminate during center hours, on separate service, wired to tenant meter.

Enclouse and metal components will be grounded



MEMBER
International Sign Association

TEXAS SIGN ASSOCIATION

LISTED MET US

Complies With UL 48 E114651

Sinage SPEC Sign Specifications

5 PAGE