



**HISTORIC LANDMARK COMMISSION
AGENDA
MONDAY, SEPTEMBER 21, 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 scheduled for a Public Hearing. Citizens wishing to speak should complete a "Citizen Comment Period" form and present it to staff prior to the meeting. Speakers are limited to 3 minutes. In accordance with the Texas Open Meetings Act, the Historic Landmark Commission cannot take action on items not listed on the agenda. However, your concerns may be addressed by City Staff, placed on a future agenda, or responded to by some other course.

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 August 17, 2026 Regular Meeting Minutes

[2026 08 17 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 303 W Decatur St. The proposed scope of work includes: replacement of all exterior wood siding with 8.25 inch Hardie Plank fiber cement lap siding; and exterior paint: Body – Sherwin Williams Colonial Revival Gray (SW 2832), Trim and door – Sherwin Williams Pure White (SW 7005)**

HLC Case No. COA-26-33

Owner: 303 Decatur Street Trust

Applicant: Juan Barragan

[COA-26-33](#)

- D.2. List of administratively approved Certificates of Appropriateness – 8/8/26 to 9/11/26**

[Admin Approved COAs 2026 08 08 to 2026 09 11](#)

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, SEPTEMBER 15, 2026 AT 5:00 PM** and will remain posted for at least two hours after said meeting was convened.

Jorge Barake

Jorge Barake, City Planner
Planning and Development Department

Erica Stubbs

Erica Stubbs, Senior Planner
Planning and Development Department

Historic Landmark Commission Meetings are available to all persons regardless of disability. If you require special assistance, please contact the City 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 August 17, 2026 Regular Meeting Minutes
Meeting: HISTORIC LANDMARK COMMISSION - 21 Sep 2026
Department: Planning & Development
Staff Contact: Jorge Barake, Planner

BACKGROUND INFORMATION:

Minutes for the August 17, 2026 Regular Meeting are submitted for the Historic Landmark Commission's review and approval.

ATTACHMENTS:

[HLC MEETING MINUTES 2026 08 17](#)

**MINUTES
CITY OF ENNIS
HISTORIC LANDMARK COMMISSION MEETING
Monday, August 17, 2026, 6:00 P.M.**

A. CALL TO ORDER

Chairperson Sacha called a Regular Session of the Ennis Historic Landmark Commission to order Monday, August 17, 2026, at 6:01 P.M. in the Ennis City Hall Commission Chambers, 107 N Sherman St, Ennis, Texas 75119.

Senior Planner, Erica Stubbs, called roll and verified a quorum:

Chairperson Sacha	Present	Commissioner Setian	Present
Vice Chairperson Hightower	Present	Commissioner Severson	Present
Commissioner Russell	Absent	Commissioner Gilmore	Present
Commissioner Treadaway	Present		

B. CITIZENS PUBLIC COMMENT PERIOD

No one spoke.

C. CONSENT ITEMS

C.1. Approval of the July 20, 2026 Regular Meeting Minutes

Motion by **Vice Chairperson Hightower**; second by **Commissioner Severson** to approve the July 20, 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 402 W Belknap St. The proposed scope of work includes: exterior paint: Body – Sherwin Williams Needlepoint Navy (SW 0032), Trim and accents – Sherwin Williams Classic Light Buff (SW 0050), replacement of all windows with white vinyl single hung windows. Two (2) front facing windows and two (2) side facing windows to have 8/1 grid pattern. Remaining windows will be 1/1. All windows to have charcoal fiber half screens. HLC Case No. COA-26-28
Owner: Benjamin and Victoria Bauer
Applicant: Benjamin Bauer

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

Applicants, Benjamin and Victoria Bauer were present for questions from the commission and gave a brief overview of the request. The Bauers clarified the following information: screens will not be installed on windows with grid pattern, grid pattern to be placed on the outside of the windows, replacement window diagram detailed, window trim will be an exact one-for-one replacement.

Additional discussion transpired regarding proposed grid pattern not matching the existing 8/8 grid pattern, window styles of adjacent homes, age of home and Sanborn maps, as well as color selections. Chairperson Sacha recommended utilizing flashing and a cap for the window trim detail to assist with water deflection and prevent future moisture damage. After further discussion, the applicants agreed to change the proposed 8/1 grid pattern to 8/8 for four (4) windows.

Motion was made by **Commissioner Setian**; second by **Vice Chairperson Hightower** to approve the item with the modification of two (2) front facing windows and two (2) side facing windows to have an 8/8 grid pattern and no screens. The remaining 1/1 windows to have screens installed.

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

- 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.

**MINUTES
CITY OF ENNIS
HISTORIC LANDMARK COMMISSION MEETING
Monday, August 17, 2026, 6:00 P.M.**

HLC Case No. COA-26-18

Owner: Ronda Kane

Applicant: Power Home Remodeling

ITEM POSTPONED AT THE JULY 20, 2026 HISTORIC LANDMARK COMMISSION MEETING.

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

Property owner, Rhonda Kane introduced themselves and spoke briefly regarding the request. Applicant, Steven Crandall, Power Home Remodeling was available for questions from the commission. Mr. Crandall provided an overview of the request and clarified the following items: A portion of the vinyl soffit has been installed. However, work was halted when notified by City staff a Certificate of Appropriateness is required. Wood fascia boards will cover/ enclose the rafter tails and will be capped in vinyl. Each window will be custom capped to deflect water. Downspout locations clarified on the diagram of proposed work. Color of window screens to be "charcoal". Window grids will be installed inside of the glass.

The property owner raised questions regarding property ownership of the parcel behind their home. Chairperson Sacha directed the property owner to Ellis Central Appraisal District to obtain ownership information.

Motion was made by **Commissioner Gilmore**; second by **Commissioner Treadaway** to approve installation of vinyl soffit panels (color: Pearl), installation of 5" vinyl fascia board (color: Pearl), installation of gutters and downspouts (color: Eggshell), replacement of sixteen (16) windows with vinyl double hung windows configured in 6/6 and 8/8 grid patterns and charcoal screens.

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

D.3. List of administratively approved Certificates of Appropriateness – 7/11/26 to 8/7/26

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

Discussion ensued regarding size and scale of signage at 201 SW Main St. and general maintenance being performed at 709 N McKinney St.

E. ADJOURNMENT

Meeting adjourned by **Chairperson Sacha** at approximately 6:53 P.M.

ATTEST:

APPROVED:

Erica Stubbs, Senior Planner

David Sacha, Chairperson

Jorge Barake, City Planner



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 303 W Decatur St. The proposed scope of work includes: replacement of all exterior wood siding with 8.25 inch Hardie Plank fiber cement lap siding; and exterior paint: Body – Sherwin Williams Colonial Revival Gray (SW 2832), Trim and door – Sherwin Williams Pure White (SW 7005)
HLC Case No. COA-26-33
Owner: 303 Decatur Street Trust
Applicant: Juan Barragan

Meeting: HISTORIC LANDMARK COMMISSION - 21 Sep 2026

Department: Planning & Development

Staff Contact: Jorge Barake, Planner

BACKGROUND INFORMATION:

Located at 303 W Decatur St, the property sits within the Residential Historic District and is currently zoned Neighborhood Conservation (NC).

The applicant proposes exterior improvements consisting of the full replacement of the existing wood siding with 8.25-inch Hardie Plank fiber-cement lap siding. In addition, the scope of work includes repainting the exterior using the following colors: Sherwin-Williams Colonial Revival Gray (SW 2832) for the primary body color, and Sherwin-Williams Pure White (SW 7005) for the trim and front door.

ATTACHMENTS:

[COA-26-33 Application](#)

[COA-26-33 Vicinity Map](#)

[COA-26-33 Property Photographs](#)

[COA-26-33 Hardie Plank](#)

[COA-26-33 Proposed Colors](#)

**Record No: COA-
26-33**

Certificate of
Appropriateness
Application
Status: Active
Submitted On: 8/18/2026

Primary Location
303 W DECATUR ST
ENNIS, TX 75119

Owner
303 DECATUR STREET
TRUST PROPERTY PRIVACY
SERVICES TRUSTEE

Applicant
 Juan Barragan



Ennis , tx 75119

Application Information

Meet with Historic Preservation Officer to Review  Subdivision Name
Application*
Completed

Please check the specific Historic Overlay*
Residential Historic Overlay

Please select Application Type (Check all that apply):

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

New Addition


D.1.

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*

Bad shape

D.1.

Describe in detail the work you intend to complete.*

1. Siding – Removed wood siding from the structure. Multiple profiles of wood siding were located on the existing building. Wood siding profiles included: 2", 4", and 8".

Replacement siding for the entire structure will be Hardie lap siding.
Specification: Hardie Plank HZ10 – 8.25" x 144"

2. Exterior Paint – Body: Sherwin Williams Colonial Revival Gray (SW 2832), Trim & Door: Sherwin Williams Pure White (SW 7005)

Please describe why you are looking to make these changes*

Improve facade

Owner Information

Owner Name

Juan

Owner Street Address

Owner City, State Zip

ennis

Owner Telephone*

Owner Email*

Agent/Representative Information (if applicable)

Firm Name

Main Contact

D.1.

Address

City, State Zip

Telephone

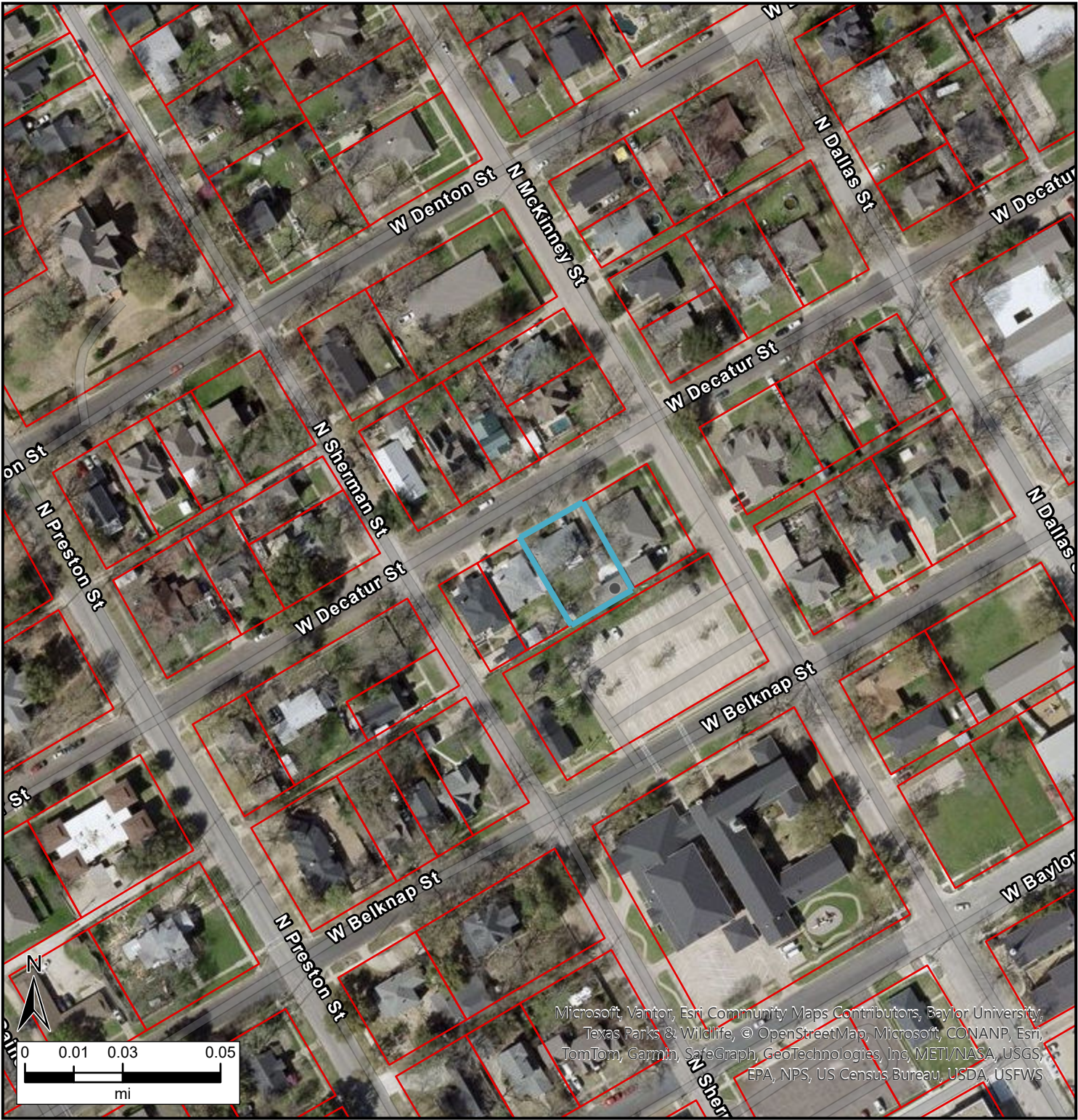
Email

Signature

Applicant Signature*

 juan Barragan
Aug 18, 2026

Vicinity Map



Legend

-  Override 1
-  Parcels







D.1.









Best Seller



[Shop James Hardie](#)

Hardie Plank HZ10 8.25 in. x 144 in. Primed
Cedarmill Fiber Cement Lap Siding

★★★★★ (607) [Questions & Answers \(481\)](#)

**BULK
PRICE
ELIGIBLE** **\$12²⁵**

Buy 25 or more \$10.41

- Primed Fiber Cement Lap Siding ready for exterior acrylic paint
- Durable house siding plank with a smooth, sleek, modern look
- HZ10 made for hot, humid, tropical storms and hurricane winds
- [View More Details](#)

D.1.





D.1.

SW 7005
Pure White

SW 2832
Colonial Revival
Gray

HISTORIC LANDMARK COMMISSION AGENDA SUMMARY FORM



To: Historic Landmark Commission
Subject: List of administratively approved Certificates of Appropriateness – 8/8/26 to 9/11/26
Meeting: HISTORIC LANDMARK COMMISSION - 21 Sep 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 August 8, 2026 through September 11, 2026 is submitted for Historic Landmark Commission's review.

ATTACHMENTS:

[Admin Approved COAs 2026 08 08 to 2026 09 11](#)

Certificates of Appropriateness Approved by Staff - August 8, 2026 to September 11, 2026

Record #	Applicant Name	Date Submitted	Address	Record Status	Describe in detail the work you intend to complete.
COA-26-30	Nick Fletcher	8/10/2026	300 N SHERMAN ST	Complete	Installation of 40'x30'x12' 4-post hip fabric shade structure to cover playground set at First Methodist Church

**Record No: COA-
26-30**

Certificate of
Appropriateness
Application
Status: Complete
Submitted On: 8/10/2026

Primary Location

O N MC KINNEY ST
ENNIS, TX 75119

Owner

FIRST METHODIST CHURCH
OF ENNIS
300 N Sherman St Ennis, TX
75119-3933

Applicant

 Nick Fletcher


@



Application Information

Meet with Historic Preservation Officer to Review
Application*
Completed

Meeting with HPO Scheduled*
☒

Subdivision Name
OT Ennis

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
☐

D.2.

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*

Playground set is on site but gets hot in the summer sun.

Describe in detail the work you intend to complete.*

Installation of 40'x30'x12' 4-post hip fabric shade structure to cover playground set.

Please describe why you are looking to make these changes*

To provide shade for kids using the playground.

Owner Information

Owner Name

First United Methodist Church of Ennis

Owner Street Address

300 N Sherman St

Owner City, State Zip

Ennis, TX 75119

Owner Telephone*

Owner Email*

Agent/Representative Information (if applicable)

Firm Name

USA SHADE

Main Contact

Nick Fletcher

Address

City, State Zip

Telephone

Email

Signature

Applicant Signature*

 Nicholas Vernon Fletcher
Aug 10, 2026

HLC Hearing Date 

—

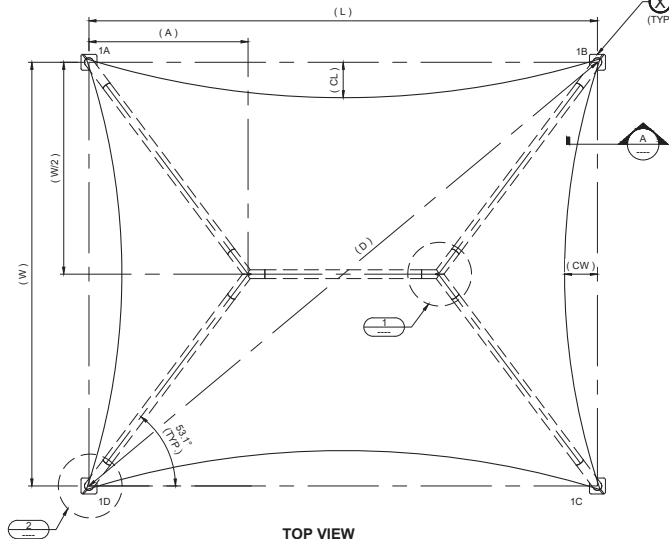


W MCKINNEY
W BAYLOR

		1001/25		MSM	BAM	MMB
		DATE		DRY	CHK	ENG
		REV				
		CUSTOM (ELEVATIONS)				
		DESCRIPTION				
		REV				
		NC				
Eng. By :		MB		06/11/25		
Design By :		MMK		06/11/25		
Approved By :		MB-BAM		06/11/25		
DRAWING DESCRIPTION:						
NOTES / LOM						
DWG.		95368-1.1				
PAGE		1000				
REV.		NC				

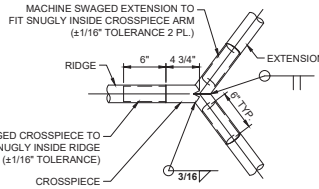


FOR TRUE NORTH
SEE CUSTOMER'S
SITE PLAN

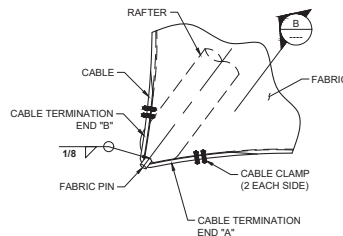


TOP VIEW
(SCHEMATIC VIEW ONLY)

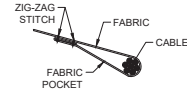
'X' MARK INDICATES THE
COLUMN ORIENTATION
USED FOR INSTALLATION
PURPOSES.
ALIGN COLUMN WITH PLAN
NORTH.



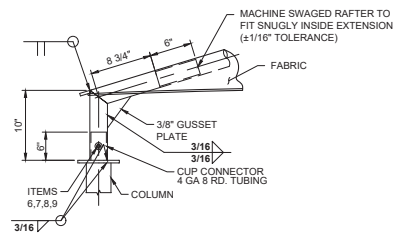
DETAIL 1



DETAIL 2



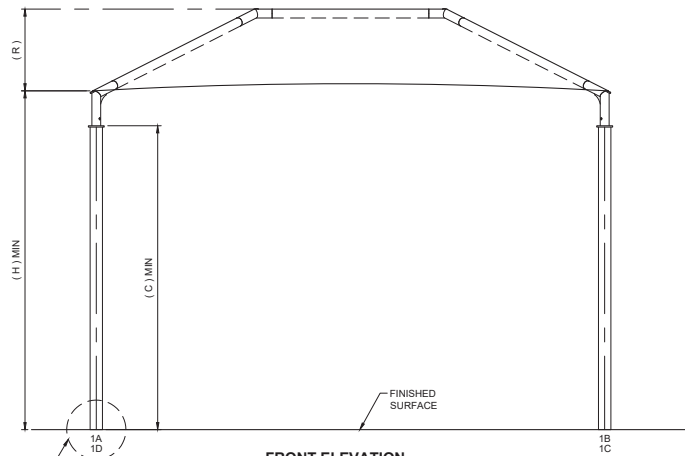
SECTION A-A



VIEW B-B

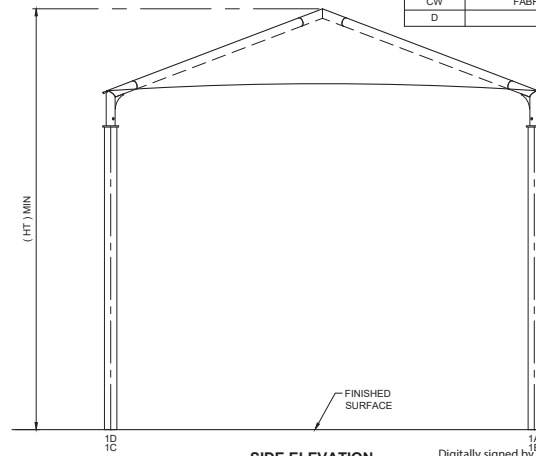
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(L)	(W)	(A)	(H) MIN	(C) MIN	(R)	(HT) MIN	(CW)	(CL)	(D)
40'-0"	30'-0"	11'-3"	12'-0"	11'-2"	5'-8"	17'-8"	0'-10"	1'-2"	50'-0"

TABLE OF DIMENSIONS KEY	
L	LENGTH
W	WIDTH
A	DISTANCE FROM COLUMN TO CROSSPIECE
H	DISTANCE FROM FINISHED SURFACE TO PIN
C	DISTANCE FROM FINISHED SURFACE TO CUP
R	RAISE FROM RAFTER TO CROSSPIECE
HT	TOTAL HEIGHT
CL	FABRIC CATENARY - LENGTH
CW	FABRIC CATENARY - WIDTH
D	DIAGONAL



FRONT ELEVATION
(SCHEMATIC VIEW ONLY)

FOR FOOTING AND
MOUNTING DETAIL
REFER TO PAGE 3000



SIDE ELEVATION
(SCHEMATIC VIEW ONLY)

Digitally signed by Thomas R.
Sadler
Date: 2025.11.05 10:34:31
-06'00



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USASHADE
a Fabric Structures®

CORPORATE HEADQUARTERS
2580 ESTERS BLVD., SUITE 100
DFW AIRPORT, TX 75261
800-966-5005

CERTIFICATIONS:
IAS CERTIFICATION No: FA-428
CLARK COUNTY MANUFACTURER
CERTIFICATION NUMBER (NEVADA): 305

CUSTOMER:
**FIRST METHODIST
CHURCH OF ENNIS**

PROJECT NAME:
**FIRST METHODIST
CHURCH OF ENNIS**

LOCATION:
**ENNIS,
TX**

PROJECT NUMBER:
95368

STRUCTURE TYPE:
HIP

PRODUCT #401-CUST.

SIZE:
30' x 40' x 12'e (MIN)

SCALE : AS NOTED

DRAWING SIZE:
B

NO	REV	DATE	DRW	CHK	ENG
10/3/25			MSM	BAM	MHB

CUSTOM (ELEVATIONS)

DESCRIPTION

Eng. By : MB 06/11/25
Design By : MMK 06/11/25
Approved By : MB-BAM 06/11/25

DRAWING DESCRIPTION:
VIEWS & DETAILS

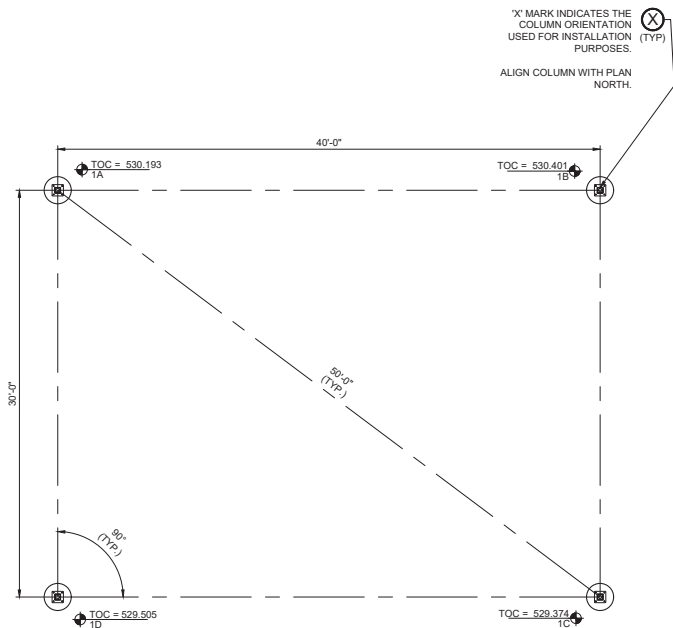
DWG. **95368-1.1**

PAGE **2000**

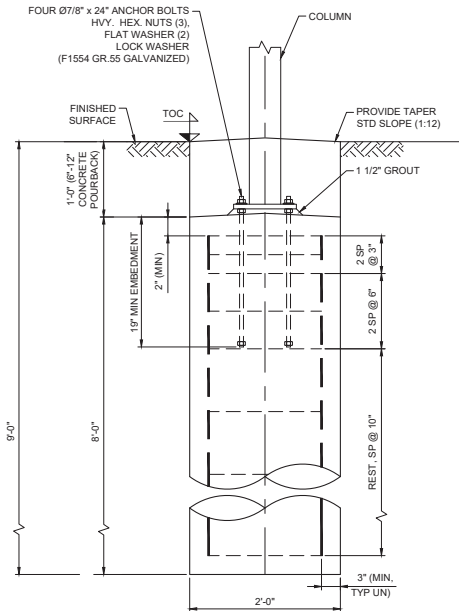
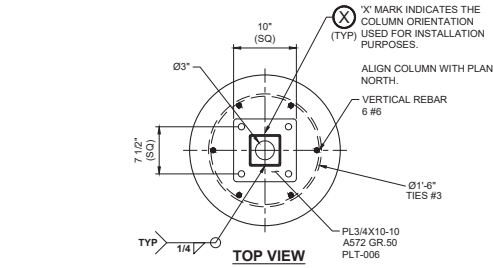
NC

REINFORCED CONCRETE NOTES

- 1- CONCRETE WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN CONCRETE INSTITUTE SPECIFICATION FOR STRUCTURAL CONCRETE ACI 301 AND BUILDING CODE ACI 318.
CONCRETE SPECIFICATIONS, SHALL BE AS FOLLOWS:
- 28 DAY STRENGTH: 2500 PSI
- SLUMP: 3-5
- PORTLAND CEMENT SHALL CONFORM TO C-150
- AGGREGATE SHALL CONFORM TO ASTM C-33
- 2- ALL REINFORCEMENT STEEL SHALL CONFORM TO ASTM A-615 GRADE 60, AND SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE LATEST ACI SPECIFICATION FOR STRUCTURAL CONCRETE ACI 301, ACI DETAILING MANUAL AND CRSI MANUAL OF STANDARD PRACTICE.
- 3- ALL ANCHOR BOLTS SET IN NEW CONCRETE (WHEN APPLICABLE) SHALL COMPLY WITH ASTM F-1554 GRADE 55 (GALVANIZED).
- 4- ALL NON-SHRINK GROUT SHALL HAVE A MINIMUM 28 DAYS COMPRESSIVE STRENGTH OF 5000 PSI, AND SHALL COMPLY THE REQUIREMENTS OF ASTM C109, ASTM C939, ASTM C1090, ASTM C1107, WHEN APPLICABLE.
- 5- SOIL PARAMETERS FOR FOOTING ANALYSIS; TABLE 1806.2, CLASS : 5



FOUNDATION LOCATION LAYOUT
(ELEVATIONS ARE IN FEET)
(FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS)



FOOTING TYPE 02'-0" X 8'-0" T
(RBP-RECESSED BASE PLATE)
USE FOR NON-CONSTRAINED CASES

Digitally signed by Thomas R. Sadler
Date: 2025.11.05 10:34:40 -06'00



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CLARK COUNTY MANUFACTURER
CERTIFICATION NUMBER (NEVADA): 305

CUSTOMER:
FIRST METHODIST CHURCH OF ENNIS
PROJECT NAME:
FIRST METHODIST CHURCH OF ENNIS
LOCATION:
ENNIS, TX
PROJECT NUMBER:
95368

STRUCTURE TYPE:
HIP
PRODUCT #401-CUST.
SIZE:
30' x 40' x 12'e (MIN)
SCALE : AS NOTED

DRAWING SIZE:
B

DATE	CHK	ENG
10/3/25	MMB	MHB

DESCRIPTION	REV
CUSTOM (ELEVATIONS)	NC

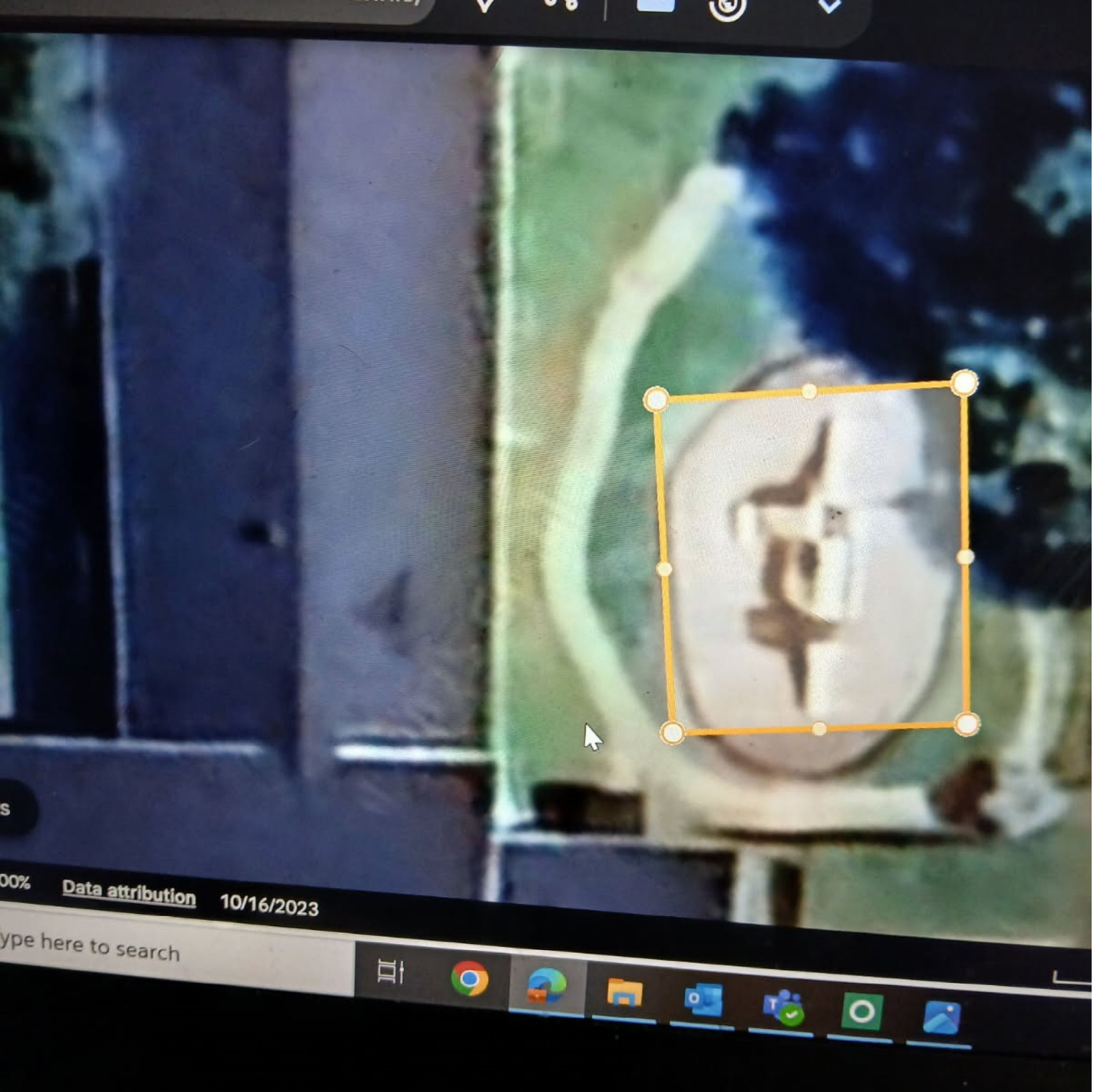
Eng. By :	MB	06/11/25
Design By :	MMK	06/11/25
Approved By :	MB-BAM	06/11/25

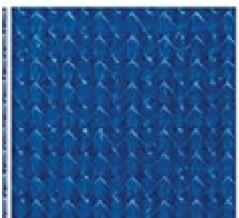
DRAWING DESCRIPTION:
FOOTING DETAILS

DWG. **95368-1.1**

PAGE **3000**

REV. **NC**





ROYAL BLUE
SHADE 86 %
UV 94 %



CITY OF ENNIS
Planning, Development and Inspections

108 W Knox St - Ennis, TX 75119 - Phone 972-875-6442

BUILDING PERMIT
BP-25-286

ISSUE DATE: January 22, 2026

PROPERTY ADDRESS: 0 N MC KINNEY ST, ENNIS, TX, 75119

**THIS PERMIT MUST BE KEPT POSTED IN A
CONSPICUOUS PLACE ON SITE OF CONSTRUCTION**

ISSUED TO:	Nick Fletcher
PROJECT NAME:	First Methodist Church of Ennis
CONTRACTOR (IF APPLICABLE):	USA SHADE
DESCRIPTION OF WORK:	Detached Accessory Structure (Garage, Granny Flat, etc.)
CONDITIONS:	
ISSUED BY:	CITY OF ENNIS, January 22, 2026

INSPECTION REQUESTS SHALL BE SUBMITTED THROUGH THE ONLINE PORTAL
(ennistx.workflow.opengov.com)
BEFORE 4PM TO SCHEDULE AN INSPECTION FOR THE NEXT BUSINESS DAY