



LANDMARK COMMISSION MEETING

Monday, August 17, 2026 – 12:00 PM

109 North Kaufman Street, Mount Vernon, Texas 75457

Our mission: to provide effective and fiscally responsible municipal services in a manner which promotes our high standard of community life.

Vision Statement Mount Vernon is a caring community committed to excellence and quality of life, aspiring to be the community of choice for ourselves, our children, and future generations – beautiful, clean, vibrant, and safe. We will strive to preserve our heritage, our friendly hometown atmosphere, and celebrate the diversity of all our citizens.

AGENDA

Call to Order

The Chair will determine that a quorum is present and Call the meeting to order.

Consent Agenda

Items on the Consent Agenda may be approved by a single action of the board, with such approval applicable to all items appearing on the Consent Agenda. A member may request any item to be removed from the Consent Agenda and considered as a separate item.

1. Minutes - July 24, 2026

Public Comments

The Texas Open Meetings Act prohibits the Board from responding to any comments other than to refer the matter to a future agenda, to an existing policy, or to make a statement of factual information. Claims against the City, Board Members, or employees, as well as individual personnel appeals are not appropriate for citizens' forum.

Items to Consider

2. Consider Request for Certificate of Appropriateness for Improvements at 602 West Main Street, Mount Vernon, Texas 75457
3. Consider Request for Certificate of Appropriateness for Improvements at 602 Miller Street, Mount Vernon, Texas 75457
4. Consider Request for Certificate of Appropriateness for Improvements at 102 Pittsburg Street, Mount Vernon, Texas 75457

Adjournment

CERTIFICATION

I do hereby certify that this Public Meeting Notice was posted at the front entrance of City Hall located at 109 N Kaufman St., Mount Vernon, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on:

Date_____ Time_____

Angie Pike,
City Secretary



LANDMARK COMMISSION MEETING

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MINUTES

Call to Order

Chair Bush-Reves called the meeting to order at 12:20 pm

Present: Chairman Lillie Bush-Reves, Members B F Hicks, Billy Jordan, Genea Burnaman and Ralph Robertson

Absent: Board Members Faviola Campbell and Charlotte Rogers

Consent Agenda

1. Minutes - 07/09/2026

*Motion made by Member Burnaman, Seconded by Member Robertson.
All in favor, none opposed*

Public Comments

Items to Consider

2. Consider Request for Certificate of Appropriateness for Improvements at 204 E Main Street, Mount Vernon, TX 75457

Business Owner Kale R advised the board members of his plans for the exterior; which include revamping the facade, a logo mural on the north wall, and updating the roof to tin.

*Motion made to approve the certificate of appropriateness by Member Burnaman, Seconded by Member Hicks
All in favor, none opposed*

Adjournment

*Motion to adjourn at 12:37 pm, made by Member Jordan, Seconded by Member Burnaman
All in favor, none opposed*

Approved:

Attest:

Lillie Bush-Reves, Board Chair

Angie Pike, City Secretary



CERTIFICATE OF APPROPRIATENESS
APPLICATION

RECEIVED
JUL 07 2026
BY: CB

PROPERTY OWNER MUST BE PRESENT TO BE CONSIDERED FOR APPROVAL.

"No person shall carry out any construction, reconstruction, alteration, restoration, rehabilitation, or relocation of any Historical landmark, or property within a historic district, nor shall any person make any material change in the lighting fixtures, signs, sidewalks, fences, steps, paving, or other exterior elements visible from a public right-of-way which affect the appearance and cohesiveness of any historical landmark or any property within a historic district. No such action shall be commenced without first obtaining a certificate of appropriateness for proposed new construction to ensure compatibility with the existing historic resources of the district (Ordinance 2009-03, Section 7, pg. 7)."

APPLICATION REQUIREMENTS

Prior to commencement of any work requiring a certificate of appropriateness the owner shall file an application for such certificate with the Landmark Commission. The application shall contain:

Name of applicant (OWNER) <u>Sonya Borunda</u>	Address: <u>602 Main St W.</u> <u>MT. VERNON TEXAS 75457</u>
Telephone Numbers: <u>[REDACTED]</u>	Email address: <u></u>
Detailed description of proposed work: (please list every project: and location) <u>Dear Land Committee,</u> <u>I am writing to request approval to place a new shipping container on my property for</u> <u>personal storage. The container will be located in my backyard and will be kept clean, well</u> <u>maintained, and used solely for storage.</u> <u>I have attached photos of the proposed container and the location where I would like it</u> <u>it to be placed for your review.</u> <u>Thank you for your time and consideration. Please let me know if you need any additional</u> <u>Information.</u> <u>Sincerely,</u> <u>Sonya Borunda</u>	

Check all that apply:

☐ Painting (approved colors) ☐ Fence ☐ Reroofing (approved colors/materials)
☐ Awning ☐ Misc. repairs (describe below) ☐ Gutters/downspouts
☐ Lighting ☐ Signs

Signature of Owner:

Sonya Borunda

Date:

07.07.2026

Printed Name:

SONYA BORUNDA

ITEMS REQUIRED FOR APPLICATION

- Photographs of property and adjacent properties (historical photographs may be required by Landmark Commission and should be submitted in advance)
- Elevation drawings of the proposed changes, please attach to application
- Samples of materials or photographs from company buying from being used for project
- If the proposal includes signs or lettering, a scale drawing showing type of lettering to be used, method of illumination (if any), and a plan showing the sign's location on the property
- Any other information which the Landmark Commission may deem necessary in order to visualize the proposed work

Timeline of Application/Procedures of approval, denial, and appeal

Before any building permit shall be approved in historical districts required by Ordinance 2009-03, the Landmark Commission shall review the application at a regularly scheduled meeting within thirty (30) days from the date the application is received, at which time an opportunity will be provided for the applicant to be heard.

The Commission shall approve, deny, or approve with modifications to the permit within thirty (30) days after the review meeting.

In the event the Commission does not act within thirty (30) days of receipt of the application, a building permit may be granted.

An applicant for a certificate of appropriateness is dissatisfied with the action of the Landmark Commission relating to the issuance of denial of certificate of appropriateness shall have the right to appeal to the City Council within thirty (30) days after receipt of notification of such action.

REQUIREMENTS FOR APPROVAL OF CERTIFICATE OF APPROPRIATENESS

Item 2.

1. Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building structure, object, or site and its environment.
2. The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All building, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken time place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building structure, object, or site shall be kept when possible.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
10. Whenever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

Received by: _____

Date received: _____

Christie Burnett
July 7, 2026

APPROVE

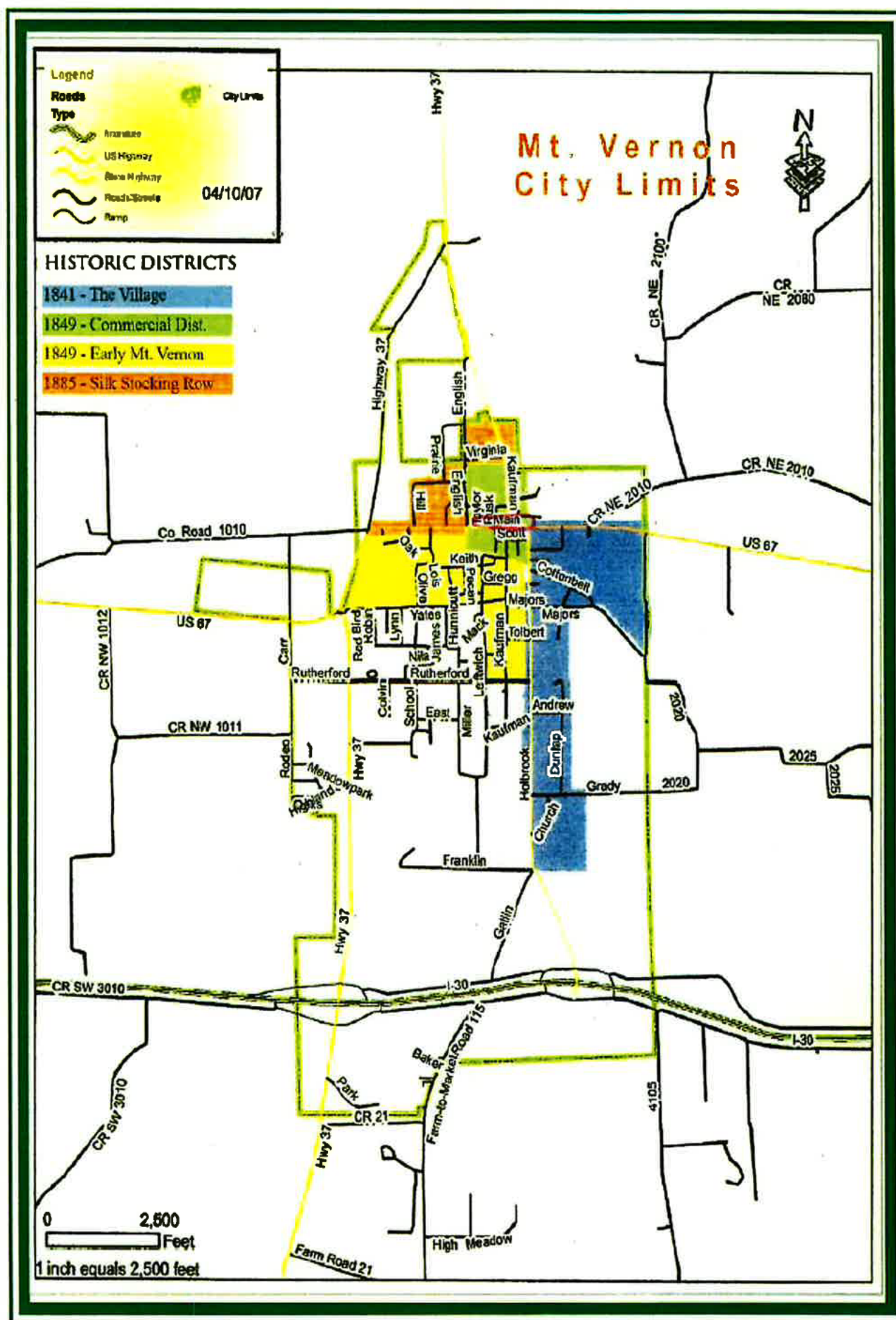
DENY

APPROVE WITH MODIFICATIONS

APPROVED BY: _____

DATE APPROVED: _____

DATE CERTIFICATE WAS ISSUED: _____







CERTIFICATE OF APPROPRIATENESS APPLICATION

Item 3.

PROPERTY OWNER MUST BE PRESENT TO BE CONSIDERED FOR APPROVAL.

"No person shall carry out any construction, reconstruction, alteration, restoration, rehabilitation, or relocation of any Historical landmark, or property within a historic district, nor shall any person make any material change in the lighting fixtures, signs, sidewalks, fences, steps, paving, or other exterior elements visible from a public right-of-way which affect the appearance and cohesiveness of any historical landmark or any property within a historic district. No such action shall be commenced without first obtaining a certificate of appropriateness for proposed new construction to ensure compatibility with the existing historic resources of the district (Ordinance 2009-03, Section 7, pg. 7)."

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Courtclerk@comv.tx.com

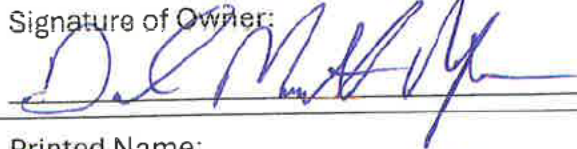
Name of applicant (OWNER) <i>Kenkey LLC / Middel Mayben</i>	Address: <i>602 Miller, Mount Vernon Tx</i>
Telephone Numbers: [REDACTED]	Email address: [REDACTED]
Detailed description of proposed work: (please list every project: and location) <i>See attached description of proposed work.</i>	

Check all that apply:

☒ Painting (approved colors) ☐ Fence ☒ Reroofing (approved colors/materials)
☒ Awning / Porch ☐ Misc. repairs (describe below) ☐ Gutters/downspouts
☐ Lighting ☐ Signs

Signature of Owner:

Date:



7-28-26

Printed Name:

David Mitchell Mayben

ITEMS REQUIRED FOR APPLICATION

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- Elevation drawings of the proposed changes, please attach to application
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Received by: _____

Date received: _____

APPROVE

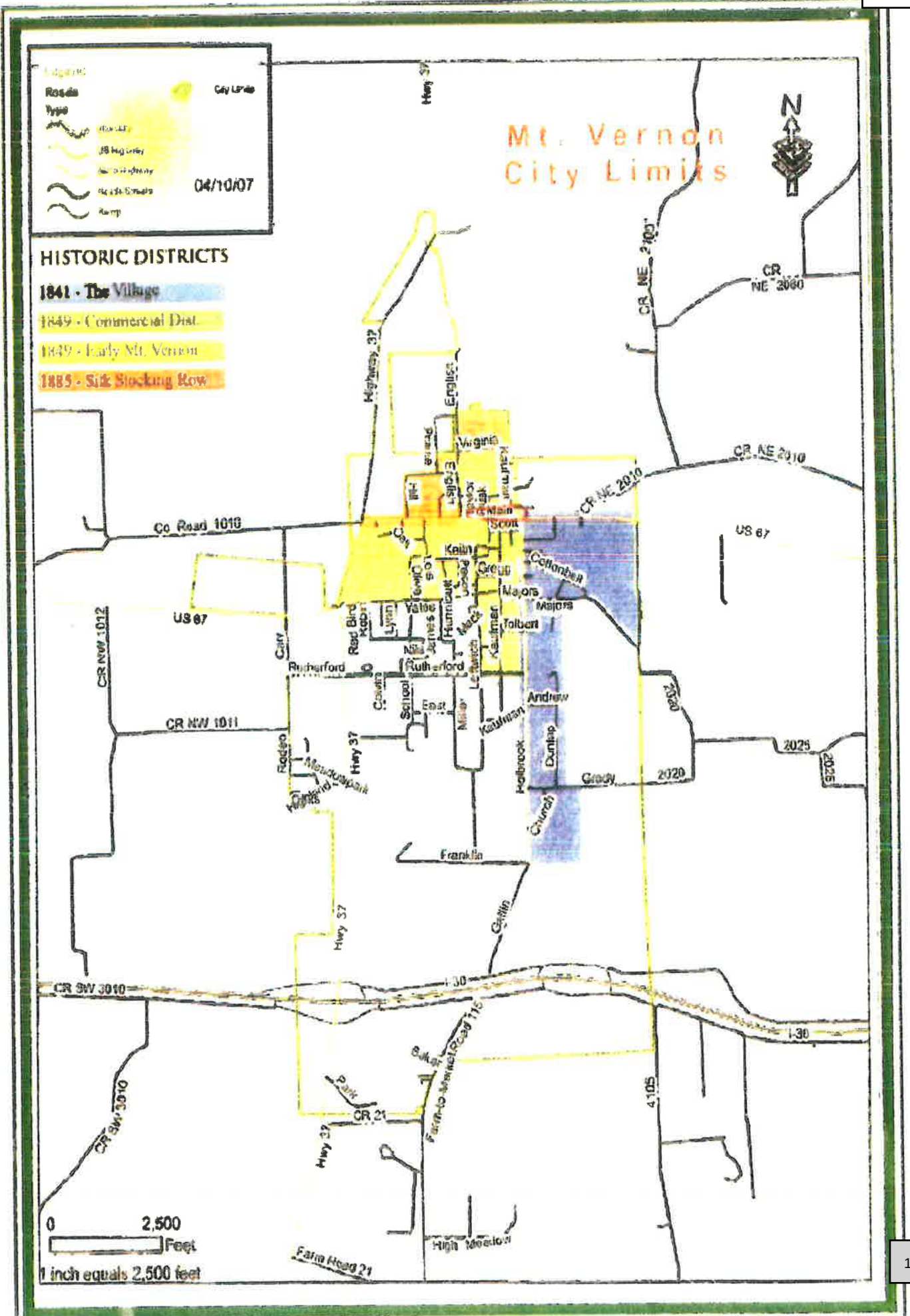
DENY

APPROVE WITH MODIFICATIONS

APPROVED BY: _____

DATE APPROVED: _____

DATE CERTIFICATE WAS ISSUED: _____



602 Miller Street – Full Renovation Scope

Project Scope of Work

- 1 Replace existing windows with white, low-E insulated glass windows.
- 2 Replace existing roof with TAMKO 30-year architectural black composition shingles.
- 3 Construct a closet/laundry room off the kitchen by adding a new wall on the opposite side of the stairs to incorporate the existing washroom into the conditioned living area.
- 4 Repair all cracked exterior brick and remove the deteriorated planter prior to painting.
- 5 Replace rotten exterior front door and side door (under the carport) with new insulated metal exterior doors for improved security and energy efficiency.
- 6 Exterior Paint System: Apply one coat of Sherwin-Williams Loxon Concrete & Masonry Primer followed by two coats of Sherwin-Williams Loxon Masonry Coating. Exterior brick color: Sherwin-Williams SW 7008 Alabaster. Exterior trim, posts, and doors: Sherwin-Williams SW 6258 Tricorn Black.



EXTERIOR PAINT

**Sherwin-Williams
7008 Alabaster**

- Apply one coat of Sherwin-Williams Loxon Concrete Masonry Primer.
- Finish coats with Sherwin-Williams Loxon Masonry Coating in Alabaster (SW 7008).
- A warm, soft white that creates a clean, timeless curb appeal.

TRIM & COLUMN COLOR

**Sherwin-Williams
6258 Tricorn Black**

A deep, true black used on trim, fascia, soffit, gutters, doors, and columns for a sharp, modern contrast.

ROOFING

**TAMKO HERITAGE SERIES
RUSTIC BLACK**

30-Year Architectural
Shingles
Limited Warranty

Item 3.

WINDOWS

White Low-E Vinyl Windows

- Energy efficient Low-E glass
- White vinyl frame (no grids)
- Enhanced insulation
- UV protection and reduced heat transfer

EXTERIOR PAINT

**Sherwin-Williams
7008 Alabaster**

- Apply one coat of Sherwin-Williams Loxon Concrete Masonry Primer.
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WINDOWS

**White Low-E
Vinyl Windows**

- Energy efficient Low-E glass
- White vinyl frame (no grids)
- Enhanced insulation
- UV protection and reduced heat transfer

DETAILED DESCRIPTION OF UPGRADES



EXTERIOR PAINT

Brick exterior painted in Sherwin-Williams 7008 Alabaster. Apply one coat of Sherwin-Williams Loxon Concrete Masonry Primer. Finish coats with Sherwin-Williams Loxon Masonry Coating in Alabaster (SW 7008) for a bright, clean, and timeless look.



ROOF REPLACEMENT

New roof installed with TAMKO Heritage Series Architectural Shingles in Rustic Black. 30-year limited warranty.



TRIM, COLUMNS & ACCENTS

All trim, fascia, soffit, gutters, front columns, doors, and carport posts painted in Sherwin-Williams 6258 Tricorn Black for a bold, modern contrast.



DOORS

New front entry door and side/carport door painted black for enhanced security, durability, and curb appeal.



WINDOWS

All windows replaced with new White Low-E vinyl windows for improved energy efficiency, comfort, and natural lighting.



OVERALL BENEFITS

This exterior update combines classic style, energy efficiency, and long-lasting materials to increase value and reduce maintenance.



Item 3.















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Name of applicant (OWNER) <u>Rashelle Palma</u>	Address: <u>102 Pittsburgh St.</u>
Telephone Numbers: 	Email address:
Detailed description of proposed work: (please list every project: and location) <u>metal roofing - charcoal</u> <u>Paint fascia - to match roof</u> <u>Reface patio posts with cedar</u> <u>paved Walkway - concrete</u>	

Check all that apply:

☒ Painting (approved colors) _____ Fence ☒ Reroofing (approved colors/materials)

_____ Awning ☒ Misc. repairs (describe below) _____ Gutters/downspouts

_____ Lighting _____ Signs

- Reface existing patio posts with cedar
- Paved walk way

Signature of Owner:

Rashelle Palma

Date:

7/28/26

Printed Name:

Rashelle Palma

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Received by: _____

Christie Burnett

Date received: _____

7/29/2026

_____**APPROVE**

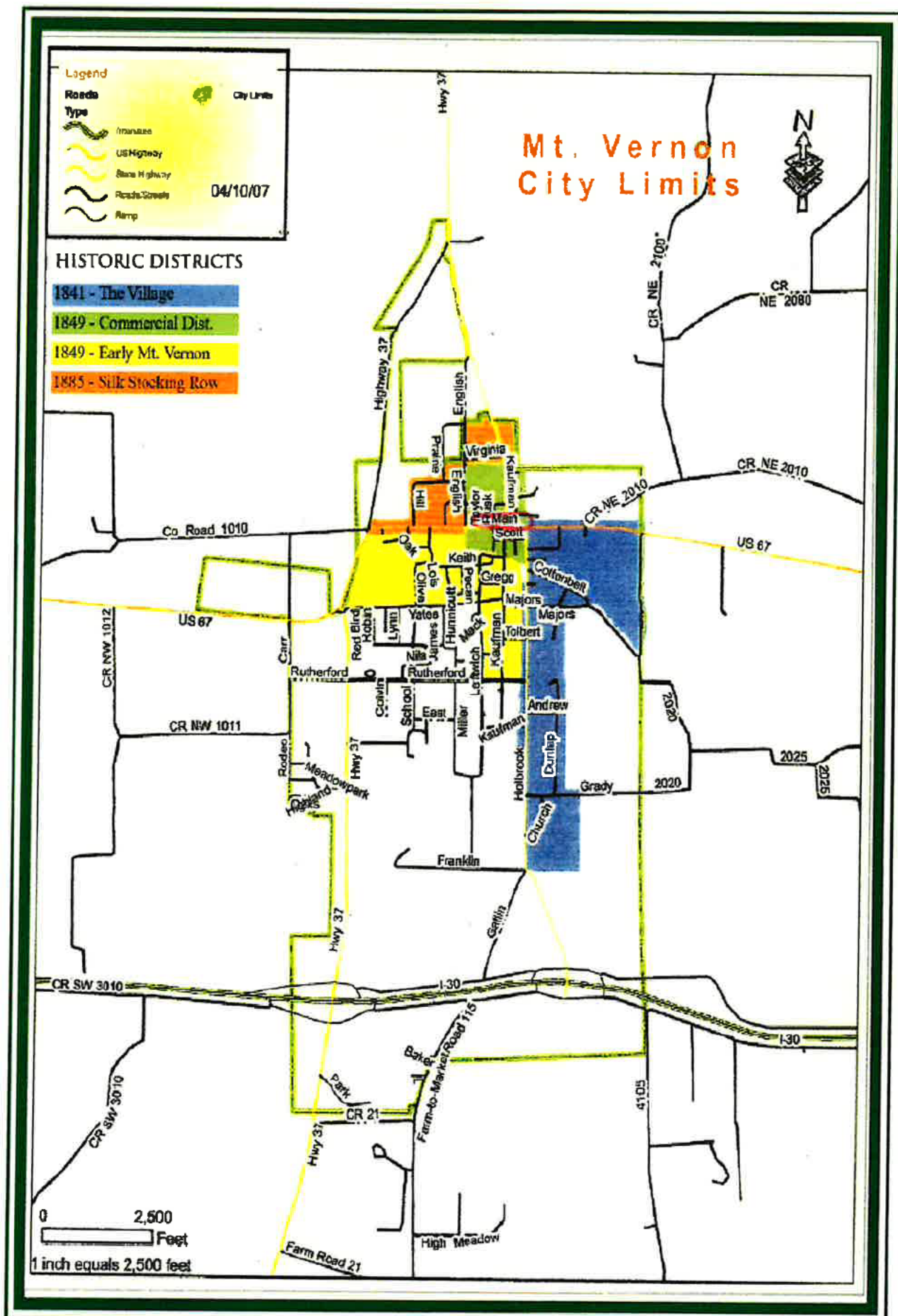
_____**DENY**

_____**APPROVE WITH MODIFICATIONS**

APPROVED BY: _____

DATE APPROVED: _____

DATE CERTIFICATE WAS ISSUED: _____



Current Condition



Proposed color Scheme



Charcoal Grey R Panel Metal Roofing with painted trim to match.

