



LANDMARK COMMISSION

Wednesday, January 31, 2024 – 5:15 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 and announce a quorum is present

Consent Agenda

- [1.](#) Minutes 11/15/2023

Public Comments

Old Business

Solar panel ordinance

New Business

- [2.](#) Consider and act upon approval of application for COA regarding mural on building located at 302 W Main Street.

Board Comments and Suggestions

Adjournment

/s/ Lillie Bush-Reves
Lillie Bush-Reves - Chairman

ATTEST

/s/ Kathy Lovier
Kathy Lovier - City Secretary
Posted January 26, 2024 at 5:00 p.m.



LANDMARK COMMISSION

Wednesday, November 15, 2023 – 5:15 PM

109 North Kaufman Street, Mount Vernon, Texas 75457

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MINUTES

Call to Order and announce a quorum is present

Chairman Reves called the meeting to order at 5:15 p.m. and announced a quorum present.

PRESENT

- Chairman Lillie Bush-Reves
- Board Member B F Hicks
- Board Member Ralph Robertson
- Board Member Genea Burnaman
- City Secretary Kathy Lovier

ABSENT

- Board Member Billy Jordan
- Board Member Faviola Campbell
- Board Member Charlotte Rogers

Consent Agenda

1. Minutes 9/27/2023

Motion made by Board Member Robertson, Seconded by Board Member Burnaman.

Voting Yea: Chairman Bush-Reves, Board Member Hicks, Board Member Robertson, Board Member Burnaman

Public Comments

No one spoke.

New Business

2. Consider and act upon approval of solar use within the historic district.

Motion made by Board Member Hicks to place collectors to avoid obscuring significant features or adversely affecting the perception of the overall character of the property, size collector arrays to remain subordinate to the historic structure, mount collectors flush below the ridge line on a sloping roof. This will not cause a significant decrease in the device’s solar gain capabilities.,install collectors on an addition or secondary structure, minimize visual impacts by locating collectors back from the front façade, ensure that exposed hardware, frames and piping have a matte finish, and are consistent with the color scheme of the primary structure. Use the least invasive method feasible to attach solar collectors to a historic roof. Avoid damage to significant features. Install a collector in such a way that it can be removed and the original character easily restored. Do not threaten the structural integrity of the building with collector arrays. Consider using building- integrated photo voltaic technology where the use of new building material is appropriate. Plan installation of integrated photo voltaic systems so they will not hinder the ability to interpret the historic significance of the structure. For example, installation of solar shingles on a rear or secondary roof façade where the original roof material is missing or significantly damaged would be appropriate. Locating Solar Panels on a Historic Structure

When locating solar panels on a historic building, it is important to consider the building’s significance as well as the visibility of the proposed installation location. Preferred Location If the existing structure has a high level of historic significance, the surrounding context has many intact historic structures or the roof is highly visible, panels should be set back from the front façade and flush-mounted to the roof. Panels are set back from the front façade. Panels are flush with the roof. Acceptable location If the roof is not highly visible and/or site constraints restrict solar access, it may be appropriate to locate flush-mounted solar panels towards the front facade. Panels are set back from the eave, but closer to the front. Panels are flush with the roof. Panels are subordinate to the roof plane. Conformance with the Design Standards The roof style is a hipped roof. The solar panels are not proposed for the street facing roof planes. The solar panels will be as far back on the roof as possible to minimize visibility. The installation of the solar panels will be mounted flush below the ridgeline with brackets and mounting rails. There was no indication of the finish of the solar panels but the Design Standards encourage them to be in a matte black finish. Staff finds the installation of solar panels to be in conformance with the Design Standards with conditions. Seconded by Board Member Burnaman. Voting Yea: Chairman Bush-Reves, Board Member Hicks, Board Member Robertson, Board Member Burnaman

Adjournment

Motion made by Board Member Robertson at 5:40 p.m., Seconded by Board Member Hicks.
 Voting Yea: Chairman Bush-Reves, Board Member Hicks, Board Member Robertson, Board Member Burnaman

Lillie Bush-Reves - Chairman

ATTEST

Kathy Lovier - City Secretary

- o Location and photograph of the property and adjacent properties (historical photographs may be required by the Landmark Commission and should be submitted in advance of such request as a matter of courtesy)

D-Town Mt. Vernon

- o Elevation drawings of the proposed changes, if available (please attach to application if available)
- o Samples of materials to be used
- o If the proposal includes signs or lettering, a scale drawing showing type of lettering to be used, all dimensions and colors, a description of materials to be used, method of illumination (if any), and a plan showing the sign's location on the property
- o Any other information which the Landmark Commission may deem necessary in order to visualize the proposed work

Time Line 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 the receipt of the application, a building permit may be granted.

An applicant for a certificate of appropriateness dissatisfied with the action of the Landmark Commission relating to the issuance or denial of a 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

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 buildings, 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, or site shall be kept when possible.
6. Deteriated 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 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.

Date complete application was received _____



