



LANDMARK COMMISSION MEETING

Friday, July 24, 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 - 07/09/2026

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 204 E Main Street, Mount Vernon, TX 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

Thursday, July 09, 2026 – 2:00 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.

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MINUTES

Call to Order

Chair Bush-Reves called the meeting to order at 2:05 pm

Present: Chairman Lillie Bush-Reves, Board Members Billy Jordan, Charlotte Rogers, Genea Burnaman, Ralph Robertson, BF Hicks, Court Clerk Christie Burnett

Absent: Board Member Faviola Campbell, City Secretary Angie Pike

Consent Agenda

1. Minutes - 06/24/2026

*Motion made by Member Burnaman, seconded by Member Rogers.
All in favor, none opposed*

Public Comments

Items to Consider

2. Consider Request for Certificate of Appropriateness for Improvements at 208 Miller Street
Members discussed the various aspects of the project including proposed paint for the brick and the carport that was removed.

*Motion made to approve the certificate of appropriateness, with the proviso that breathable masonry paint be used, by Member Robertson, seconded by Member Rogers.
All in favor, none opposed*

Adjournment

*Motion made to adjourn at 2:24 pm by Member Jordan, seconded by Member Burnaman.
All in favor, none opposed*

Approved:

Attest:

Lillie Bush-Reves, Board Chair

Angie Pike, City Secretary

CITY OF MOUNT VERNON
CERTIFICATE OF APPROPRIATENESS
APPLICATION

APPLICANT OR REPRESENTATIVE 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 any 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 the 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) The Ranch Fitness
- Address 204 Main st E Mount Vernon, Tx 75457
- Telephone Numbers
Kale Roethle: [REDACTED]
- Detailed description of proposed work (please use back side of the application if more space is needed)

See Attached. We are working on a very strict timeline to not disrupt membership with a start date of July 25th, if you could please expedite this exterior approval potentially this week. Contractors deposits have been placed and all equipment and supplies are ordered and arriving on the 25th. Members have been notified as well.

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 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

July 16 2024















