



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.

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 - 06/24/2026

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 208 Miller Street

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

Wednesday, June 24, 2026 – 2:00 PM

109 North Kaufman Street, Mount Vernon, Texas 75457

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MINUTES

Call to Order

Chair Bush-Reves to call the meeting to order at 2:04 pm

Present: Chairman Lillie Bush-Reves, Board Members Billy Jordan, Ralph Robertson, Charlotte Rogers, Genea Burnaman, City Secretary Angie Pike

Absent: Board Members B F Hicks, Faviola Campbell

Consent Agenda

1. Minutes - 05/12/2026

*Motion to approve, as presented, made by Member Robertson, seconded by Member Jordan
All in favor, none opposed*

Public Comments

Items to Consider

2. Consider Building Improvements at 303 Keith Street, Mount Vernon, Texas 75457

Members discussed the proposed improvements to the home with owner Greg Ledbetter, including necessary repairs and siding as well as comparable homes in the area.

*Motion made to approve the proposed plans, as presented, by Member Burnaman, seconded by Member Rogers
All in favor, none opposed*

Adjournment

*Motion to adjourn at 2:21 pm, made by Member Robertson, seconded by Member Jordan
All in favor, none opposed*

Approved:

Attest:

Lillie Bush-Reves, Board Chair

Angie Pike, City Secretary



CERTIFICATE OF APPROPRIATENESS APPLICATION

RECEIVED
JUN 22 2026
BY: *[Signature]*

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>JMSR Enterprises, LLC</u>	Address: <u>208 Miller</u>
Telephone Numbers: <u>[REDACTED]</u>	Email address: <u>[REDACTED]</u>
Detailed description of proposed work: (please list every project and location) ① We removed the carport. We did not get a permit beforehand. I did mail a permit fee and form on 6/22/2026. The carport was not safe and built incorrectly. We attached photos of what it looked like. Contractor said it was unsafe. There was a dip in roof and water pooled and then sloped to back and dripped on supports. The posts/supports on back wall were not secure in ground and had moved away from concrete. If our budget allows we want to add another carport (we will be sure to apply for permit). ② We want to paint existing brick color options we like: Sherwin Williams Needlepoint Navy, SW Downing Slate or SW Duetta. Fascia, soffit, doors and old converted garage area painted SW Alabaster white.	

Check all that apply:

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

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

Signature of Owner:

R. Madsen

Date:

6-22-26

Printed Name:

③ Replace front and side stair hand railing with pressure treated pine. will paint Akabuster white

④ Remove the paneling on ~~garage~~ garage conversion area and replace with a layer of OSB, house wrap and finally 1x8 smart siding.

RECEIVED
JUN 22 2026
CB

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

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:

Christie Burnett

Date received:

6/22/2026

RECEIVED
JUN 22 2026
BY: CB

____ APPROVE
MODIFICATIONS

____ DENY

____ APPROVE WITH

APPROVED BY: _____

DATE APPROVED: _____

DATE CERTIFICATE WAS ISSUED:

- ② We want to paint the exterior brick.
Options we are considering:

Sherwin Williams Needlepoint Navy

SW Downing Slate

SW Dovetail

Paint all trim (fascia, soffit, window trim) SW Alabaster

- ③ Replace front and side handrailing
w/ pressure treated pine. Paint Alabaster white.
- ④ Remove siding where garage conversion
was and put new OSB, housewrap, and
finish with 1x8 smart siding. Paint Alabaster.

① paint
Brick

② Replace OSB
Exterior Board

with

Smart

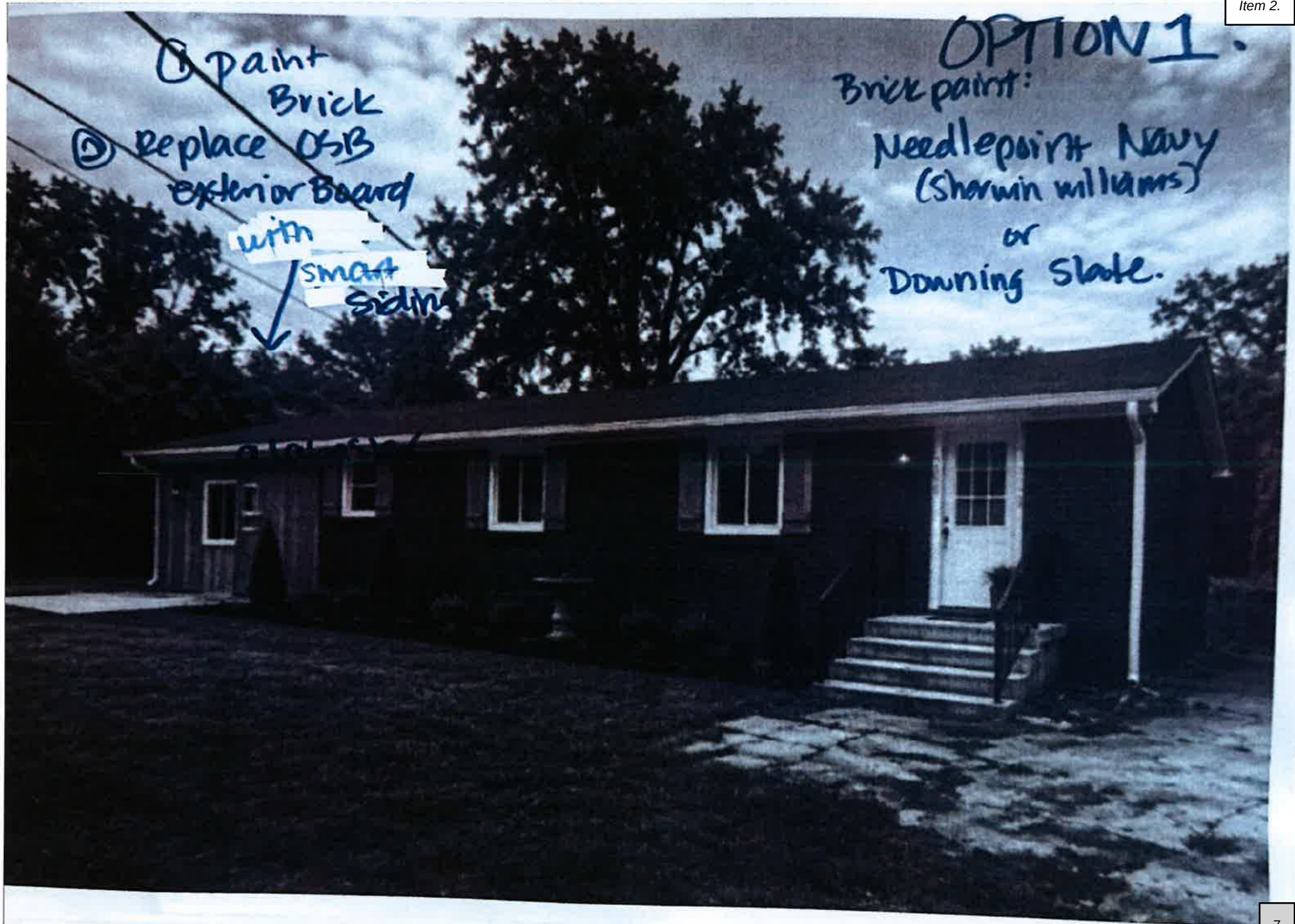
Siding

OPTION 1.
Brick paint:

Needlepoint Navy
(Sherwin Williams)

or

Downing Slate.



OPTION 2:

Brick paint:

Dovetail

(Shawn Williams)

↓ alabaster (SW) fascia

← cedar
shuttersOSB house wrap
cedar thensmart siding
painted alabaster
white

11/22/20, 12:34 PM

LP SmartSide SmartSide® 35 Siding Cedar Texture (An Engineered Treated Wood Siding, Application A-8 in a 12 ft. panel - The Home Depot

11 Home Improvement Review



(1) Lowstock 10PM Up 76/14

What can we help you find today?



(1) Lowstock 10PM Up 76/14

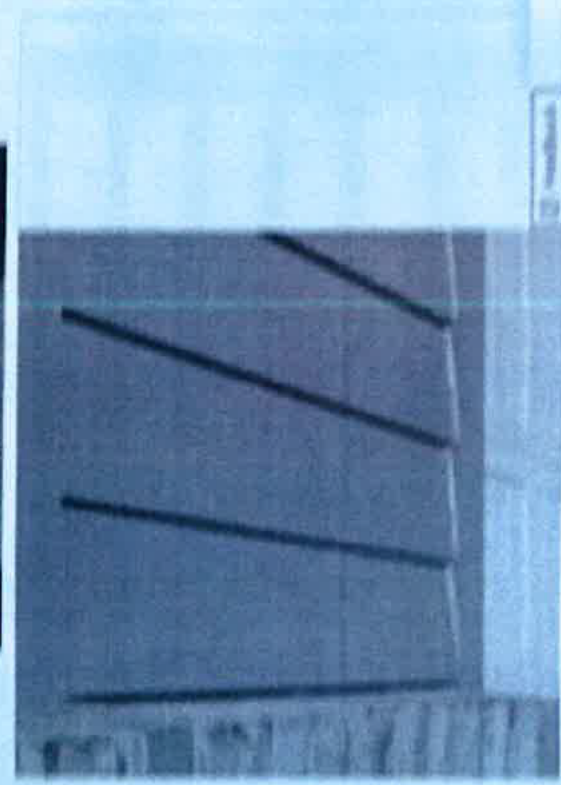


Menu Cart List Home

/ Building Materials / Siding / Engineered Siding / LP SmartSide Composite Siding

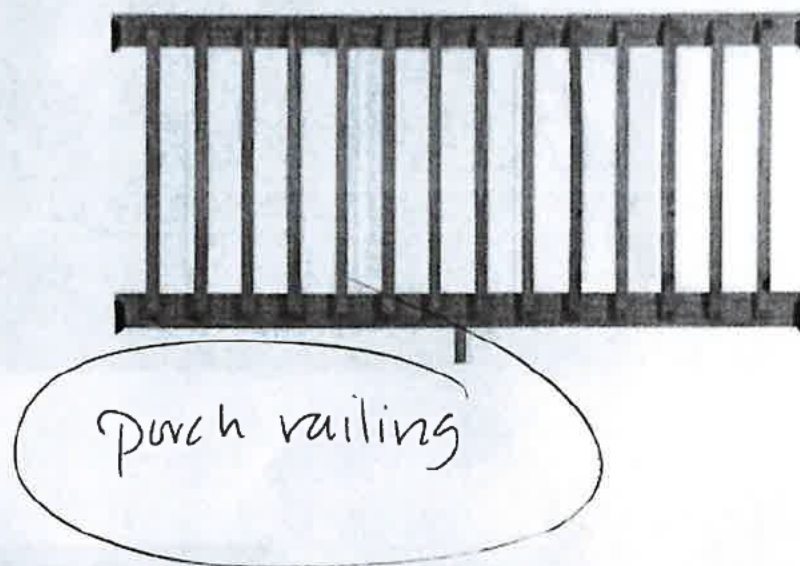
LP SmartSide® 35 Siding Cedar Texture (An Engineered Treated Wood Siding, Application A-8 in a 12 ft. panel - The Home Depot

Smart siding
→



Hover image for zoom





Hover Image to Zoom



SHOP FATHER'S DAY GIFTS >

Shop ProWood

3 ft. x 6 ft. Pressure-Treated Pine Wood Deck Line Railing Kit with B2E Balusters

★★★★★ (144) Questions & Answers (198)



208 Miller: Carport that we took down

Roof sloped causing water to pool on top. Water leaked down back and sides causing rot on the supports. Back wall of carport was exposed and two of the posts were not sitting on concrete or secured in the ground (they were supported by a rotted 2x4).

