



## CERTIFICATE OF APPROPRIATENESS APPLICATION

### 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:

*Courtclerk@comv.tx.com*

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

- 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: \_\_\_\_\_

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



## WINDOWS

**White Low-E Vinyl Windows**

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

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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.



























