



## **LANDMARK COMMISSION**

**Wednesday, November 15, 2023 – 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.*

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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

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

### **ATTEST**

/s/ Kathy Lovier  
**Kathy Lovier - City Secretary**  
**Posted November 9, 2023 @ 5pm**