ORDINANCE 2009-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, TEXAS, ADOPTING COMMERCIAL DESIGN GUIDELINES TO PRESERVE HISTORICAL INTGERTY.

WHEREAS, the historic core of Mount Vernon has served as the cultural center of the community for over a 100 years;

WHEREAS, the commercial structures of historic significance enhance the quality of life as well as the economy of the community;

WHEREAS, the character of development in the historic districts therefore deserve special consideration as well;

WHEREAS, design guidelines for the historic area will help ensure appropriate development, renovation and redevelopment in the historical districts;

WHEREAS, design guidelines for the historic districts draw upon the basic design traditions of that area will help ensure appropriate development, renovation and redevelopment in this area;

WHEREAS, the existing Landmark Commission has knowledge of the application of design guidelines;

WHEREAS, the Zoning Ordinance does not currently contain designated commercial design guidelines;

WHEREAS, the City Council of the City of Mount Vernon finds it to be in the best interest of the citizens of Mount Vernon to adopt the attached Historic Commercial Design Guidelines.

PASSED, APPROVED AND ADOPTED on the 14th day of April, 2009.

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J. D. BAUMGARDNER – MAYOR

ATTEST:

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TINA ROSE – CITY SECRETARY

DESIGN GUIDELINES FOR THE HISTORIC COMMERCIAL DISTRICT OF MT. VERNON, TEXAS

CITY OF MT. VERNON, TEXAS

TABLE OF CONTENTS

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Purpose

The purpose of these guidelines is to help the property owner and the Landmark Commission of the City of Mt. Vernon in determining the types of alterations, renovations, and changes that will maintain the special qualities of historic downtown Mt. Vernon.

The guidelines apply only to the exterior of property in the Downtown Commercial Historic District and will guide the Landmark Commission for issuing a Certificate of Appropriateness. The boundaries of the historic district are set forth in the map attached as Appendix A and in the specific boundaries set forth in Appendix B hereto.

There are several points to remember when using the guidelines. Every building is unique. Even buildings that look identical have a few details or a setting that distinguishes them from any other building. This means that what is appropriate for one building may not be appropriate for another. Each building must be reviewed on an individual basis both by the property owner and by the Landmark Commission.

Over the years, some buildings have been altered or details have been removed. Although it may be preferred to restore these buildings to their original appearance, the guidelines and the Landmark Commission acknowledge that an exact restoration is not always practical economically.

The purpose of Design Guidelines for the historic residential districts of Mt. Vernon:

- Protect, enhance and perpetuate landmarks and districts of historical, cultural, architectural or archeological importance that reflect distinctive and important elements of the unique historical heritage of Mt. Vernon.
- Foster civic pride by recognizing accomplishments of the past.
- Protect and enhance the attractiveness of the City to tourists and visitors and support and stimulate the economy.
- Insure the harmonious, orderly and efficient growth and development of the City
- Promote the economic prosperity and welfare of the community.
- Promote the stabilization and increase in property values.
- Encourage the stabilization, restoration and improvement of property. Maintain a generally harmonious outward appearance of both historic and modern structures, which are compatible and complimentary in scale, form, color, proportion, texture and material.

These guidelines are presented to aid downtown property owners in Mt. Vernon to protect and enhance the historic resources of the community. The standards describe design ideas for appropriate alterations and new construction, and also provide basic maintenance tips. To some extent, residential properties situated close to the downtown area may be included within the defined historic district and owners of such property shall adhere to these guidelines as a general rule in regards to design modifications, which shall, nevertheless, be recognized as residential in nature.

Secretary of the Interior Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.

The Secretary of Interior uses the standards below to determine whether a project qualifies for Federal tax credits. The City of Mt. Vernon Landmark Commission will use the standards as a guide to issue the Certificate of Appropriateness for rehabilitation projects in the historic commercial district. When applying the Secretary's Standards, the overall aim should be achieving a building improvement that meets the owner's needs and the city's goal of quality rehabilitation.

The following standards are to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be given a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time. Those changes that have acquired historical significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Redevelopment Principles

To capitalize on Mt. Vernon's heritage and character centered around a central plaza under a plat publicly approved and recorded for development in the year 1849, the following principles shall serve as a guide for rehabilitation and development in the historic commercial district. The Landmark Commission is to offer wider latitude for development of open spaces currently lying within the bounds of the historic commercial district and shall consider applications for development (for a Certificate of Appropriateness) on a case-by-case merit basis under the Historic Preservation Ordinance (Ordinance 2008-05 of the City of Mt. Vernon), to the end of encouraging development within the confines of the historic commercial district.

Setback & Height

- Building heights shall not exceed two stories
- Commercial buildings shall be built to the front property line and have the main entrance facing the primary street. Corner entrances are an acceptable alternative for corner buildings. As to undeveloped areas within the historic commercial district, the Landmark Commission will accept proposals for development of the land area with analysis of land use to include parking both in the front and sides of proposed structures.

Massing

- Long uninterrupted façade planes should not be constructed.
- Building wall offsets (projections and recesses) and/or pilasters shall be used to break up the mass of a single building into distinct vertical bays. Variations in roofline, materials, and color shall also be used to break up the massing.
- All visible sides of a building shall have an articulated base and cap. The base shall align with either the kickplate or sill level of the first story. The cap shall be at the top of the building wall and may take the form of a cornice, or some other horizontal expression distinguished through design materials or colors.

Roof Forms

- Flat or sloped roofs with parapet walls shall be used.

Facades & Materials

- Building facades shall emphasize clearly articulated main entrances using awnings, canopies, columns, pilasters and recessed entrances.
- Window and door openings shall have a vertical orientation and align vertically between floors.
- Ground floors shall be 65-86% glazed. Upper floors shall be 35-65% glazed.
- Canopies shall be appropriate to a building's architectural style and shall not conceal significant architectural features. Canvas and wood are the preferred materials.
- The primary material shall be brick or stone.
- Stucco shall not be used.
- Burglar bars shall not be used.

Architectural Design Guidelines

Redevelopment Options

Several alternatives are available to property owners of distressed structures. The most important first step, however, is a positive maintenance program. Small repairs left unattended develop into major problems until the economic viability of the property and of the business district are adversely affected.

It is extremely important to prevent potential major damage by establishing a responsible maintenance program. Repair minor roof leaks that might grow into serious water damage. Caulk, paint and weather-strip windows and doors as required. Normal cosmetic attention to building façade and storefront are essential.

Buildings of architectural and historic importance should receive serious consideration for restoration. Restoration by definition is the reinstatement of the original architectural integrity. This does not mean that the original use of the building must be retained. To function effectively, restored buildings must meet contemporary demands both architecturally and economically. Restoration maintains the heritage of the area in an exciting and functional manner.

Many of the downtown buildings do not fall under a classification demanding restoration, as they may not have historic or architectural significance. Yet together with the other buildings in the central business district, they become extremely important. Some of these buildings are either in a state of disrepair or their appearance has been poorly and dramatically altered.

The best attention to these buildings would be renovation. As opposed to restoration, renovation is merely an upgrading either to the exterior, to the interior or both.

The original architectural character of the building might be retained or might have certain contemporary features integrated into the storefront. Any modifications, however, should be in keeping with the overall theme of the Commercial Historic District.

Renovation of the building façade should not be limited to the storefront. The entire building façade including upper floors should be taken into account.

Storefronts

Many of the storefronts in the historic commercial district have either been altered to some degree or completely covered or replaced. A few of these renovations are adequately designed and in sound condition. Some are poorly done and the original storefront should be restored.

Aluminum storefronts were usually installed because of its modern appearance and low price. However, aluminum storefronts are out of place in the architectural styling of the older structures in the historic commercial district.

Windows that have been blocked in or covered should be restored to their original appearance. In some cases where original wooden frames cannot be duplicated, aluminum frames of similar profiles can be used. Factory painted finishes for aluminum are available. Never use clear aluminum window frames or screens.

When windows were covered to conceal dropped ceilings, the windows can be restored while the dropped ceiling is set back from the inside of the window. The setback can create an architectural feature of interest allowing for natural light.

Shutters are not recommended for windows of most of the older storefronts. They were seldom used and create awkward proportions architecturally.

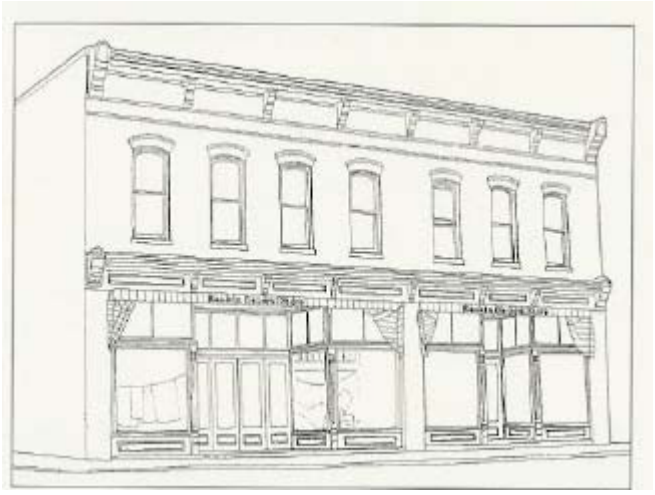
Where they still exist, original doors should be retained. If original doors are not available, new doors of similar design should be obtained for historical accuracy. Avoid modern aluminum doors.

The storefront is normally divided into three main parts. It is framed by either side by piers (usually masonry, sometimes cast iron columns), topped by a steel lintel or a mid-level cornice, and is filled by a transparency of glass. There are glass display windows, and above these are transom windows that let light into the back of the store. Other features may include a recessed entryway and bulkheads below the display windows. Historic materials for bulkheads include wood, granite, brick, marble and ceramic tiles.

Awnings

Awnings shall not cover the architectural features of the façade. Flat, fixed metal awnings and sloped, slatted aluminum awnings are not recommended. Where awnings are needed for glare, carefully designed vinyl, cloth or canvas awnings that are compatible with the architecture should be used. Modern awning canvas fabrics are of synthetic fibers and colorfast. These fabrics are far more durable than early canvas and are recommended. Color, style and placement are all issues for consideration. The color should be compatible with the façade. Either a retractable awning or a rigid metal frame with a slope of 45 degrees is normally recommended for most historic buildings.

- The awning shall fit the opening in which it sits.
- Internally illuminated awnings shall not be used.
- The bottom of the awning shall not be less than 8 feet off the ground.
- An awning or canopy sign shall not exceed 1.5 square feet for every one-foot of façade width.
- Awning or canopy signs shall not exceed the size of the awning or canopy surface to which it is applied.



On a typical storefront the awning is placed between the storefront's piers.

Signs

Signage in the historic commercial district should be compatible with the design of the building. Often, signs are hectic or cluttered and contain too much information. Signs are often too large and inappropriately located on the building. Existing signs within the historic commercial district are grand-fathered. New signs shall comply with these design guidelines and with all applicable Signage Ordinances of the City of Mt. Vernon and State of Texas.

A few simple rules can provide signage that enhances the buildings while providing important marketing appeal.

Message: Simple and minimal wording can be easily read. Use a balanced layout and design. The sign copy should cover no more than 40-50% of the overall sign area. Letter style and color should be chosen for their abilities to be read and seen. The sign should act as a reference without overstating the message.

Size, Type and Location: Most of the storefronts have an obvious location for the sign. The sign frieze is typically located above the transom and below the second floor window. When utilizing the sign frieze, it is important to respect the frieze borders. Signs shouldn't cover windows or other architectural features. Old and obsolete signs should be removed to reduce visual clutter. The landmark commission shall allow options for placement of signs to the end of accommodating property owners within the historic commercial district.

- Signs shall not obscure or compete with architectural details of the building
- Window signs shall be limited to 30% coverage of the total glass area
- Size shall not exceed 1.5 square feet for every one-foot of façade width
- Projecting signs shall provide a minimum clearance of 8 feet between the sidewalk surface and the bottom of the sign and shall be no more than 15 square feet in size with a maximum sign height of 5 feet./Projection signs shall not project beyond ½ of the sidewalk width. The minimum distance allowed from curb shall not be closer than 2 ½ feet.
- Hanging signs shall provide a minimum of 8 feet clearance between the sidewalk surface and the bottom of the sign; however, a hanging sign mounted under a canopy shall provide a minimum clearance of 7 feet. When installed under a canopy, the sign shall not exceed 50% of the canopy's width.
- Hanging signs may not exceed 8 square feet in size.
- Permanent signs of plastic construction should not be used in the historic commercial district.
- Sandwich boards shall not exceed 12 square feet of surface per side, shall not exceed 4 feet in height or 3 feet in width and shall not be placed on public right of way.
- Freestanding signs shall not exceed 6 square feet of surface per side, shall not exceed 5 feet in height or 3 feet in width and shall not be placed on public right of way.
- Billboards are prohibited.

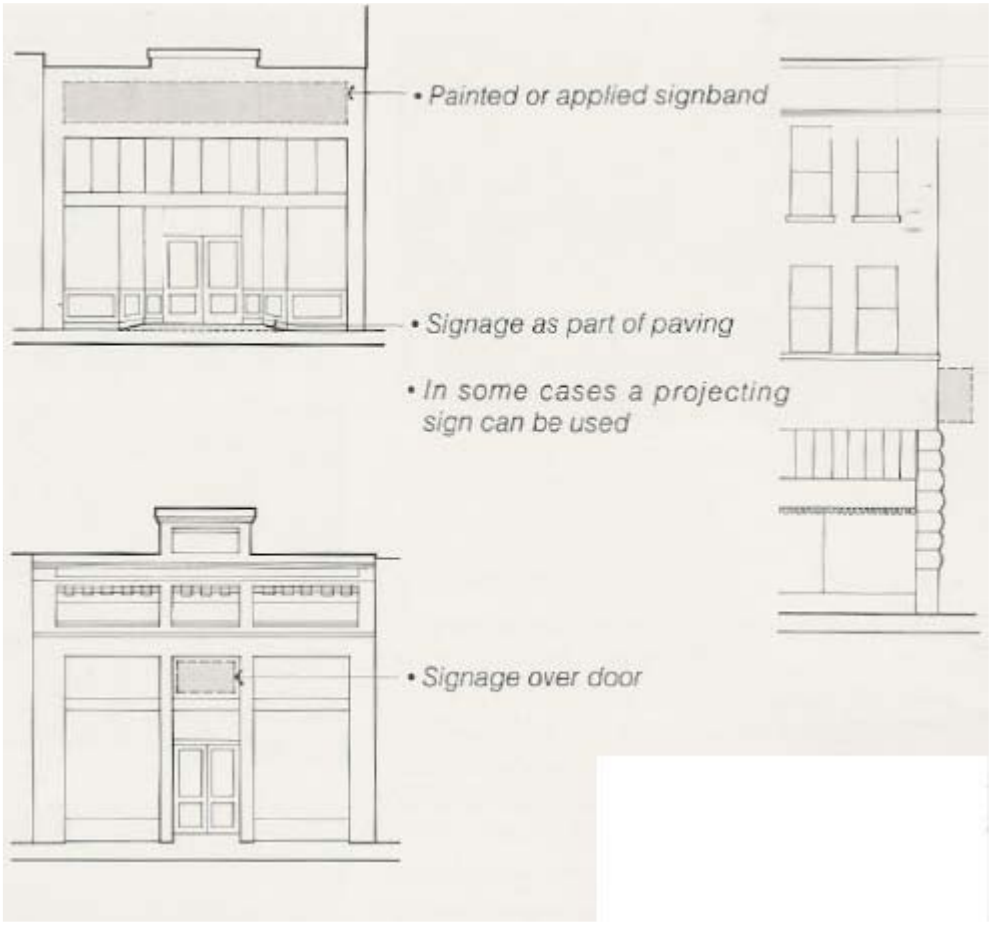
- Wall murals may be painted on blank building walls subject to the granting of a Certificate of Appropriateness by the Landmark Commission.

Sign Lighting:

- Indirect source of light is recommended
- Flashing signs shall not be used
- Internal illumination and back lighted signs shall not be used.
- Neon or other tubular illumination shall be used in a limited, inconspicuous amount.

Color: Color schemes should be simple, while complementing building colors. The color selected should relate to the colors that are present in the building façade or in the surrounding environment. Limit the number of colors used in any one sign. Contrast is an important influence on a sign's legibility. Light letters on a dark background are most legible.

Quality and design: Overall quality and design should reflect taste and marketing ability. Homemade or poorly fabricated signs are detrimental to the marketing image.



Display Windows

Much can be achieved in reducing visual clutter and developing a unified downtown image by the way windows are maintained. Windows are an important means by which shops project their product and invite customers.

Windows that are empty, neglected, or in disarray detract from the overall image of the historic commercial district. Windows should not be just a place to stack or store products. Nor should windows be completely filled with signs, since there is no way a passerby could absorb that much information.

Displays should be selective, well composed and attractive. Products should be well lighted and speak for themselves. Signage in windows should be minimal and to the point.

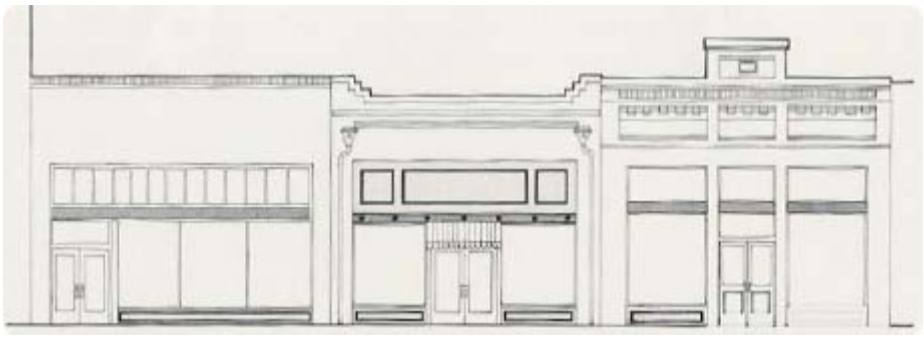
Color

Colors can flatter or distract. Avoid bright or raw primary colors or the use of two colors of the same intensity. Select colors compatible with natural masonry and other neutral building materials as well as colors of adjoining buildings.

Keep the color scheme simple. Limit the number of colors to two or no more than three. The original colors of the historic structure should be used if at all possible. Color can unify the exterior appearance of the structure.

Do not paint the outside to match the inside. Use a semi-gloss finish for masonry surfaces and a high-gloss finish for wood and metal. Flat finish is not recommended

- Unpainted brick shall not be painted.



Shaded areas indicate places where the use of color can be particularly effective. The natural color of the brick should be retained, though sometimes painting particular details can enrich and articulate the façade.

Development Ideas

Vacant Upper Levels

Many of the buildings in the historic commercial district have second floors. Much of this space is vacant or used as storage. In any case, the potential exists for a much better, revenue-earning space.

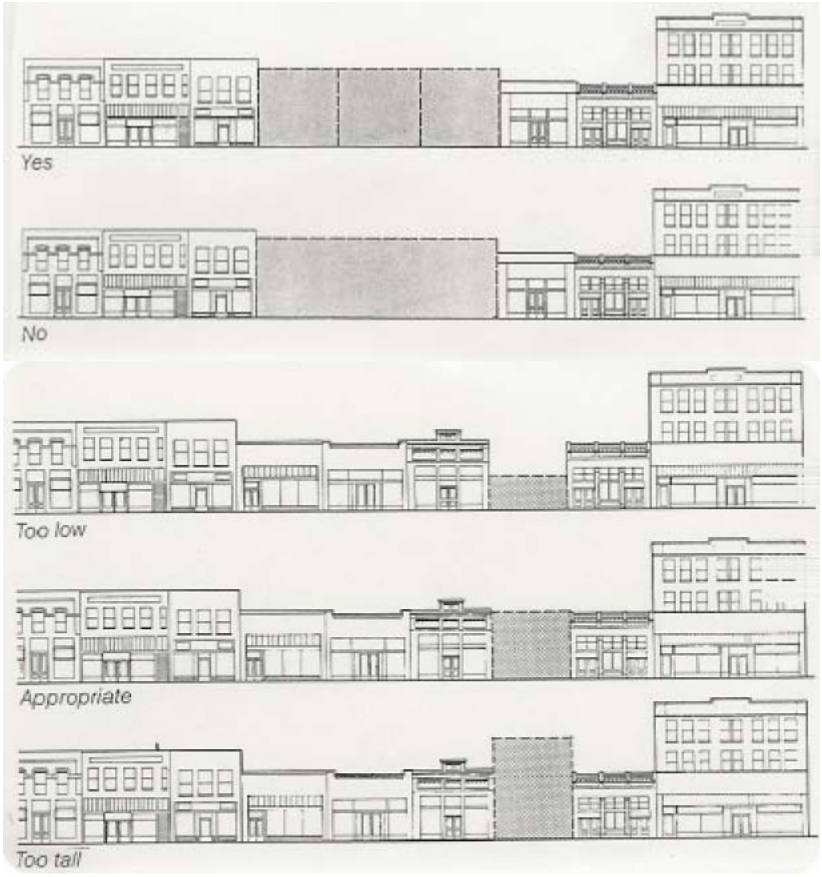
Additional sales space with the inclusion of well-planned stairs allows an expanded or more varied inventory.

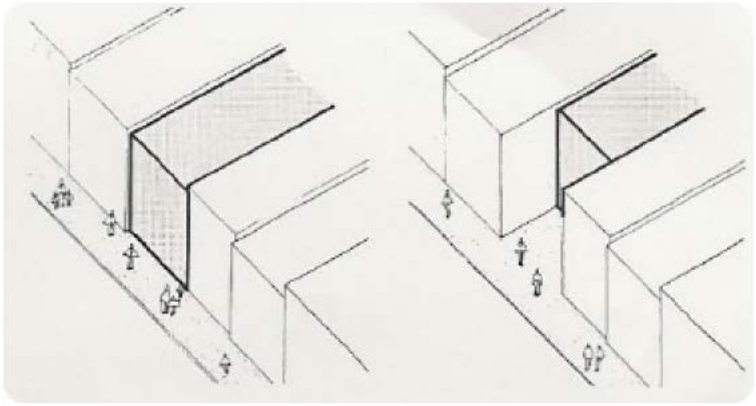
Upper floors can also be utilized as office lease space or apartment lease space.

New Construction / Infill

New construction is essential to a growing healthy economy for the historic commercial district. It is most important that such construction be architecturally compatible with the character of the existing buildings.

New buildings shall complement the surrounding neighbors. Color and texture, space and volume, material and site placement all are critical to architectural compatibility with the older buildings. New construction shall reflect a harmony of rhythm and scale with the older buildings. Height, width, and rooflines shall all tie into a pleasant and unified streetscape.



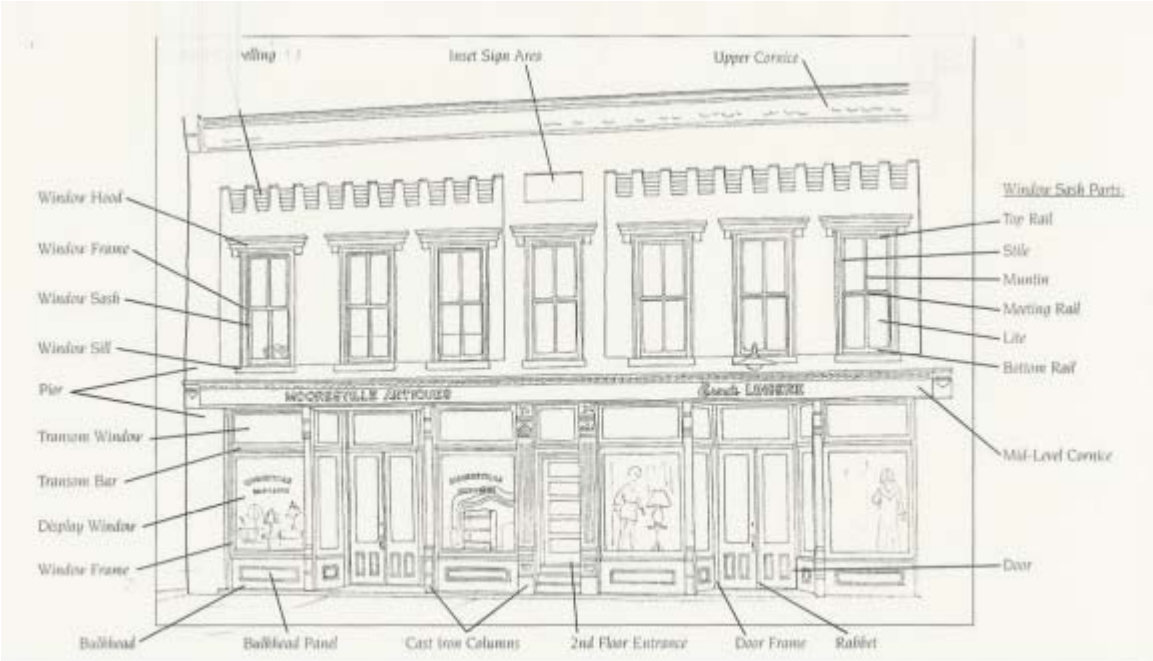


A setback greater than the established one shall not be constructed as to property in the town square and along the first block of property adjoining all sides of the square. Existing construction variances are recognized but no future variance should be permitted as a matter of design principal. Although a greater setback can be useful, the original character & feeling of the street should be maintained.

Maintenance & Repair Guidelines

Visual Building Inspection

- Is the masonry clean, without any noticeable cracks?
- Is the paint on the wood and / or metal trim in good condition, with no obvious peeling?
- Are there any unconnected wires or signs?
- Are the downspouts all in perfect order, with no rust and / or clogs?
- How about vegetation – is there any sprouting from the walls?
- If you have an awning, is it clean?
- Are your lights in working order?
- Are your upper floor windows intact – meaning no broken glass, rotting caulking and especially, no plywood coverings?
- Is the weather-stripping around your entry doors in good shape?
- Are your transom windows visible, or are they covered up?
- Are any parts of your building covered over?



When inspecting your building, the place to start is at the top. The roof is the first point of entry for wind, rain, snow and ice. Maintenance of the roof is essential in preventing costly damage to the rest of the building. The flashing needs to be tight and gutters and downspouts unclogged. From ground level, water needs to drain away from the building.

Painting

The benefits of repainting are numerous. Paint can be the single most effective improvement to the building, and is relatively inexpensive. Certain planning should be undertaken before painting starts. Before selecting colors and types of paint, preparation and priming must be carefully considered and executed.

Preparation involves removing loose paint, fine sanding of scraped and rough surfaces, light sanding the smooth base to give tooth, nailing, puttying and caulking as required, and cleaning of dust and dirt. Primer should be applied to all exposed surfaces. Penetrating primers such as oil or alkyd based products are recommended for wood.

Paint shall be selected to be compatible with the primer. Consideration should then be given to color, type (oil or latex base), and finish (gloss, semi-gloss or matte).

Unpainted brick shall not be painted. Painting brick may trap the moisture inside the wall and cause deterioration. If the building has already been painted and repainting is desired, carefully examine the condition of brick and mortar and make essential repairs such as brick replacement and repointing prior to painting.

Repointing Mortar Joints

When the mortar of a masonry building deteriorates, repointing sometimes becomes necessary. Repointing (pointing-tuck pointing) is the process of removing the mortar and replacing it. Care must be exercised to prevent damage to the masonry and to not alter the appearance of the building.

If repointing appears to be necessary a consultant should be engaged to ascertain the cause for mortar deterioration. Normally age is not a factor in mortar deterioration. Most often the problem is due to moisture either from leaks from above in the roofing, flashing or gutters, or from rising capillary moisture from ground water.

Careful research must be done to analyze existing mortar and brick materials as well as original construction techniques. Range of color should be matched rather than individual brick. Brick color and pattern should be matched and ordered as early as possible to allow the manufacturer of special brick. Used brick or brick salvaged from elsewhere on the same project may be considered.

There are several pointing styles for mortar joints, including various profiles, different treatment for horizontal and vertical joints and colored mortar. Properties of the mortar must be analyzed and determined. Sand color and texture can be most closely matched if the original sandpits still exist. Color can also be modified by addition of quality, colorfast mortar pigments.

Early mortars were not manufactured as finely as today and may have to be duplicated. A high content lime mortar is recommended in any case because of its inherent qualities to self-seal small cracks and voids. Also, such a mortar is more flexible and has low volume change due to weather conditions.
Competent consultants and masons will be able to review individual situations and advise owners. Where accurate mortar mixes cannot be matched, competent masons will start with quality mixes and modify them as required for the closest match possible.

The actual work will demand more supervision than normal construction. Careful

protection of the brick is more important than rapid progress. The contractor should be prepared to stop work for additional research, if unexpected conditions are revealed.

Normally, old mortar should be removed to a minimum depth of one inch. All loose and disintegrated mortar beyond this depth should also be removed. A clean square corner at the back of the cut should be left. Power grinders should not be used. It is essential that no brick be damaged when removing mortar.

Mortar should be mixed properly and pre-hydrated in accordance with quality construction methods. Use of additives is not normally recommended. Remove all loose particles from the joints with air pressure and wet the brick and old mortar just prior to commencing placing new mortar.

Apply mortar in several layers ¼" deep, compact each layer and allow to become thumb print hard before applying the next layer. Tool the final layer to match the existing joints. The surrounding masonry should be kept reasonably clean as the work progresses. Final cleaning should be done with water and bristle brush only.

Cleaning Masonry

Buildings in the historic commercial district may need occasional cleaning, but consideration and care must be exercised before such an effort is undertaken. Inappropriate cleaning is a major cause of deterioration in historic buildings.

What may appear to be dirt may actually be weathered masonry. Some harmless dirt should be left alone. A brand new look should certainly be avoided. Most importantly, improper cleaning could trigger or accelerate the deteriorating effect of dirt and pollutants.

Many cleaning processes are available but the type and source of the dirt should be determined to effectively select a cleaning method. Paint, soot, smoke or bird droppings each will require a different technique of removal.

Other construction materials of the building must be considered since certain cleaning methods could have detrimental effects on non-masonry surfaces. Certain natural stones such as marble and sandstone are not compatible with masonry cleansers. Also, certain cleansers can have a harmful effect on glass, wood and paint.

There are three basic types of masonry cleaning. Water can be used with bristle brushes under high or low pressure or even as steam. Chemical cleaners provide an accelerated reaction that is intended to soften the dirt such that it can be rinsed away with water. Mechanical methods consist of blasting, such as by sand, glass beads or other abrasives and by grinding and sanding. Potentially harmful problems are associated with each of these methods.

Low pressure water cleaning is generally the simplest, safest and least expensive method of cleaning if it can adequately do the job. High pressure water cleaning should be avoided as it can have a damaging effect on buildings. All masonry joints must be sound to minimize

moisture penetration to the interior. Although unlikely, extremely porous masonry could absorb enough excess water to damage building interiors.

In limited cases, efflorescence can form when excess water brings soluble salts within the masonry to the surface. Even the water itself can contain certain chemicals such as iron or copper that might discolor masonry surfaces. Water cleaning should not be done during or one week prior to cold weather since water soaked masonry can crack or fragment should the water freeze.

Numerous chemical cleaners, some capable of removing paint, are available for masonry cleaning. Care must be taken in selecting the appropriate cleaner. Water based cleaners present the same potential problems as water cleaning. Some chemical cleaners have an adverse reaction with components of mortar or brick or can damage adjacent surfaces of other building materials. Muriatic acid is the most commonly used masonry cleaner and has caused more damage to masonry than any other method of cleaning.

Mechanical cleaning, such as sandblasting will erode the building surface while dirt is being removed. Although the quickest and most positive method of cleaning, it absolutely should not be considered as a viable technique.

No matter which method of cleaning is used, a test patch in an unobtrusive location should be prepared well in advance of the actual work. Several methods should be tested and allowed to weather for a realistic evaluation.

Other problems must be considered beyond selection of cleaning systems. Damage to nearby trees and shrubs, buildings, automobiles, pets and the environment in general is possible due to run-off or wind-drift.

Waterproofing Masonry

Waterproof and water repellent coatings for above grade masonry are generally not recommended. The presence of such coatings can create more problems than they cure. Often moisture in the wall is present from overhead leaks or damprise rather than from surface absorption. Therefore, coatings tend to trap water in the wall rather than keep it out. Usually it is when the surface integrity of the masonry is already destroyed that a water-repellent treatment is needed.

Buildings that have masonry deterioration due to damprise must have the passage of moisture interrupted at the foundation. The conventional technique is expensive and involves the removal of one course of brick a few brick at a time to install the waterproofing membrane. Caution must be taken to maintain the integrity of the structure above as the brick is removed.

Another process developed through oil well drilling technology could possibly be less expensive. A gel type grout is pumped under pressure below grade where it would seal the foundation wall against moisture penetration. A waterproofing contractor could advise each property owner regarding various techniques.

DEMOLITION CRITERIA

The removal through demolition of a structure which contributes historically or architecturally to the District shall be prohibited.

(A) Demolition of a structure will not be allowed if:

- **(1)** A structure is of architectural or historical interest and value or its removal would be detrimental to the public interest or
- **(2)** A structure is of old or unusual or uncommon design and materials and it could not be reproduced without great difficulty and expense or
- **(3)** If its proposed replacement would not make a positive visual contribution to the District, would disrupt the character of the District or would be visually incompatible.

(B) Demolition of a structure would be allowed if:

- **(1)** The building has lost its architectural and historical integrity and importance and its removal will not result in a negative, less appropriate visual affect on the District; or
- **(2)** A structure does not contribute to the historical or architectural character and importance of the District (such as a noncontributing structure), and its removal will result in a positive, appropriate visual effect on the District.

DEMOLITION BY NEGLECT

The Landmark Commission and the City of Mt. Vernon have reserved rights under the Preservation Ordinance and other rights allowed by State Law to prevent demolition by

neglect. These guidelines shall serve as a basis for enforcement standards of those reserved rights to prevent demolition by neglect.

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