

CITY OF HERMANN

HISTORIC DISTRICT GUIDELINES

The City of Hermann Landmarks Commission presents these guidelines, for the purposes of advising the Historic Preservation Commission on design review responsibilities, as a part of the Certified Local Government program through the Missouri Department of Natural Resources. The Landmarks Commission holds monthly meetings on the 2nd Tuesday of each month at 5:30 p.m. at City Hall to consider applications for Certificates of Appropriateness for projects concerning the exterior appearance and aesthetic of the Downtown Historic Overlay District.

WHAT REQUIRES A LANDMARKS CERTIFICATE OF APPROPRIATENESS?

Section 420.530 of the Hermann Municipal Code states that “Nothing in this article shall be construed to prevent the ordinary maintenance or repair of any exterior architectural element of any building or structure.” Ordinary maintenance or repair may include but is not limited to: painting of trim, roof repair, gutters, fascia, soffit (if of same material), and repair of chimneys, windows, and doors. Ordinary maintenance or repair to the exterior of a building in the Historic Overlay District DOES NOT require a Certificate of Appropriateness.

Unpainted brick in the Historic Overlay District may not be painted, but painted brick may be painted again with a color selected from the historic color palette available at Hermann Lumber Company. Doing so DOES NOT require a Certificate of Appropriateness.

Replacement of windows, chimneys, roofs, siding, and doors DOES require a Certificate of Appropriateness.

Replacement of damaged or unsafe porches, balconies, railings, decks, etc. WITH SAME STYLE AND MATERIAL DOES NOT require a Certificate of Appropriateness.

Driveways and flat work are not reviewed by the Landmarks Commission.

Paint utilizing colors from the historic palette does not require Landmarks Commission review.

This cover sheet should serve to assist property owners in the Historic Overlay District to determine if their projects may require review by the Landmarks Commission. If you have any questions, please call City Hall at 573-486-5400 and staff will be happy to help you with any questions.

For a copy of the zoning map showing the Historic Overlay District, please visit hermannmo.com and look under Forms & Applications.

For reference as the basis of this document are the Standards of Rehabilitation from the Secretary of the Interior:

1. A property shall be used for its historic purpose or be placed in 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 historic significance in their own right shall be retained and preserved.
5. Distinctive 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 other visual qualities 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.

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HERMANN, MISSOURI HISTORIC DISTRICT DESIGN GUIDELINES

Additions (See Municipal Code, Chapter 420.320 Design Guidelines)

Additions must be of a visible compatible design in keeping with the original structures character, roof shape, materials, color, and alignment of window, door, and cornice height etc.

Additions must be secondary (subordinate) to the original structure in scale, design, and placement.

Major additions providing habitable space must be located onto the rear façade, not on the primary façade or visible parts of secondary facades.

Additions must not attempt to imitate an earlier historic style or architectural period.

Additions shall be constructed in a manner that avoids extensive removal or loss of historic materials, and which does not damage or destroy character-defining features.

It is recommended that the exterior walls of the original structure be kept intact, and existing opening utilized for connecting with the original structure. New additions 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.

Additions must not be created through enclosure of a front porch or architecturally important prominent side porch.

Ancillary Structures

Includes gazebos, greenhouses, garages, carports, storage buildings, etc.

Must be maintained in good condition.

If existing and visible from street, shall maintain original style and scale.

Shall be set at least two-thirds of the back from front façade of the primary structure.

Shall be located where a structure would have been historically (near the rear of the property, not near or attached to the primary structure)

Metal carports are not disallowed in the historic district, but visual softening is encouraged, and applicants are encouraged to seek suggestions from the Landmarks Commission.

Open wooden structures measuring under ten square feet at base with no foundation, such as garden trellises, entry arbors, or small pergolas do not require approval from the Landmarks Commission.

Architectural Details and Features

Eaves, brackets, dentils, cornices, molding, trim-work, shingles, columns, pilasters, balustrades, or any decorative or character-defining features.

It is preferable to repair rather than replace an original architectural detail or feature.

It is not appropriate to add details unless original and authentic to the structure and accurately based on physical, pictorial, or historical evidence (not conjecture) in materials, scale, location, proportions, form, and detailing.

Original details must not be removed or changed.

Art Installations

Art installations must not damage any historic surfaces to which they are secured. It is recommended that attachments are made at the mortar joints for brick structures.

Awnings

It is recommended that property owners consult historic documentation to verify appropriateness of awnings for their structures.

Shall be of colors to blend with the structure

Shall be made to fit opening and shall be of a style appropriate to the building

Cloth or canvas is most appropriate in the Historic District.

Canvas awnings must be washed periodically and kept in good repair.

Awning hardware must be regularly checked for rust or loose mechanisms.

Torn or deteriorated awnings must be replaced.

Awnings on Commercial Buildings

When adding awnings to a building use traditional awning designs, materials, and placement. Awnings must be of canvas or vinyl coated fabric. Shed awnings are most appropriate for downtown commercial buildings.

Brick and Masonry

Materials original to the building must be preserved.

Do no sandblast, use abrasive cleaning, or high-pressure water. These processes damage brick surfaces and erode mortar joints

Clean with low pressure water and detergent using natural bristle brushes.

Paint removal shall not be done if the paint is firmly adhered and is therefore protecting the masonry surface.

Water-repellent coatings must not be added unless brick or masonry repairs have failed to stop water penetration problems. Water-repellant coatings that are vapor permeable are recommended so as not to trap moisture inside.

Generally, brick and masonry must not be painted unless, in the case of brick, the brick is extremely mismatched from earlier alterations or cannot withstand weather. Water-repellant coatings that are vapor permeable are recommended. Stone must not be painted.

Brick and masonry must not be stuccoed.

Re-pointing must match original width, depth, color, raking profile, composition, and texture.

Re-pointing must be performed using the appropriate type of mortar from the structure's original construction. Use original compound, if it can be determined, or use historical compound such as one part lime and two parts sand. Original type mortar compounds allow for expansion and contraction, while hard mortar of cement prevents the expansion and contraction process and will cause the masonry to fail.

Features that are missing may be replaced where extensive deterioration requires, if accurate duplicated.

Bridges

Bridges and railings shall be of a style and materials compatible with nearby structures if there are any.

Chimneys

Original chimneys which are prominent features of the structure must not be removed or changed. Non-functional chimneys must be maintained and not removed above the roofline. It may be appropriate to remove non-functional secondary chimneys. Removals shall be presented to the Landmarks Commission for approval.

Chimneys must be re-pointed and cleaned according to masonry guidelines to match original materials, colors, shape, brick pattern and tooling.

If reconstruction of a chimney is necessary due to structural instability or deterioration, it must be rebuilt in the original configuration.

Aluminum or clad chimneys are not appropriate.

Codes (See Municipal Code Chapters 530.40 through 530.80 and 530.100)

The International Building Code is the standard of the City of Hermann and must be strictly adhered to. Consult City of Hermann for need of Building Permit

Commercial Buildings, Light Fixtures on (See Municipal Code Chapter 40.430 Certificate of Appropriateness)

Preserve, maintain, and repair exterior light fixtures. If historic fixtures do not exist, or require replacement, use concealed light fixtures, fixtures of simple design, or fixtures appropriate to the period of the building.

Commercial Buildings, Storefronts on

Preserve (maintain or restore, not remove, or alter) existing original storefronts

Storefront features that are deteriorated must be repaired rather than be replaced.

If replacement of the original storefront is necessary due to significant deterioration, replace with features to match the original in design and materials.

Storefronts must be rebuilt based on pictorial or physical evidence of the original design. If the original storefront design and features cannot be determined, install a traditional storefront arrangement with features, materials, and proportions typical of similar buildings of the same style or period.

Original storefront doors shall be preserved and maintained. Traditional entrance arrangements such as recessed or flush with the sidewalk must be maintained.

If the original door design is unknown, consult historic documentation of other structures of the same period to replace with a door that is compatible with the structure.

Preserve, maintain, and repair original display windows. If a storefront is missing display windows, new windows must match the original in location, design, size, and materials.

Display windows mullion or framing shall be of wood, copper, or bronze material. Aluminum may be accepted if the original material is no longer present and its presentation is compatible. Vinyl is not accepted.

Clear rather than tinted glass, shall be used for storefronts. If privacy, or shade is required, use interior shades or blinds

Preserve, maintain, and repair bulkheads (kickplates) where they exist. Original bulkhead panels must not be removed.

Paint color on commercial buildings shall confirm to original colors or general streetscape. Unpainted brick must not be painted.

Commercial Buildings, Upper Level of

Preserve, maintain, and repair original appearance and details of brick, concrete, or terra cotta cornices. Cornices must not be concealed or covered with modern materials.

Architectural details such as brick corbelling, inlaid brick, and concrete patterns, or clay tile roofs must not be removed or concealed.

Decorative architectural features shall not be added to a commercial building where none originally existed.

Missing architectural features should be replaced, if the applicant is undertaking work that affects the feature or surface.

Do not paint unpainted masonry surfaces on commercial building.

Commercial Buildings, Windows on

Original window sashes must be preserved, maintained, and repaired – including size, number and arrangement of lights, materials, and decorative detailing. Windows must not be concealed, enclosed, or covered.

Contemporary Design

Compatibility does not require matching or copying of historic designs. In fact, imitation designs can merely diminish the singularity of the historic original and draw attention to the less accomplished standard of modern craftsmanship in the copy.

Good contemporary design is encouraged in historic districts. Contemporary design shall achieve compatibility through a harmonious composition of elements and careful attention to scale, proportion, and materials that relate to the historic district environment.

Decks, Commercial

Commercial decks and railings shall match the style of the existing building and be of a size and location appropriate to the site.

Wood is the preferred material for new decks visible from the street. Man made products may be used with the approval of the Landmarks Commission.

Decks, Residential

Decks shall be located at the rear and screened from street view with fencing and/or other plants and shrubs where visible.

Decks shall be stained or painted to blend with the building if visible from the street view.

The style of the deck, balusters, and railing must match the style of the building.

Decks should be kept to a minimum and subordinate to building and yard in size and scale.

Wood is the preferred material for new decks that are visible from the street.

Non-wood material such as polyethylene plastic & wood, all plastic lumber, fiber-reinforced plastic lumber, aluminum decking and vinyl decking may be approved for rear decks that are not visible from the street.

Demolition

The demolition of any original feature or part of a historic building must be avoided.

Demolition of a building within the Historic District shall not occur, unless:

Public Safety and welfare require the removal of a building or structure as determined by the Building Official, in writing, with a concurring written report commissioned by and acceptable to the Landmarks Commission from a structural engineer, architect, or other person expert in historic preservation. Demolition by neglect will bar a property owner from raising a public safety and welfare claim

Economic hardship -- the fact that no reasonable return on or use of the building exists -- has been demonstrated, proven, and accepted by the Landmarks Commission. Demolition by neglect will bar the property owner from raising an economic hardship claim.

No other reasonable alternative is deemed feasible by the Landmarks Commission, including relocation of the building.

Application of a COA for demolition must be accompanied by a detailed master plan for the entire site, preferably by an architect or engineer.

Demolition of pre-1955 secondary (ancillary) buildings (garages, storage sheds, etc.) may be appropriate if substantially deteriorated (requiring 50% or more replacement of exterior siding, roof rafters, surface material and structural members) as certified by the Building Official.

Unapproved demolitions will be subject to maximum violation penalties. Each day the violation exists shall constitute a separate offense until a faithful restoration of the demolished building is completed or unless otherwise agreed to by the Landmarks Commission.

Historic District Commission may issue a Certificate of Appropriateness for demolition valid for six or twelve months, with a possible three-month extension. After this time, a new application must be submitted.

Doors

Original doors and/or their entranceway surrounds, sidelights, transoms, and detailing shall not be removed or changed unless structurally necessary.

Replacement of missing doors shall be like or very similar to the original in style, materials, glazing (glass area) and lights (pane configurations).

Extra doors (new cuts) shall not be added to the primary façade or to secondary facades where readily visible from the street without approval from the Landmarks Commission.

Doors, if added to inconspicuous secondary or rear facades, must be like the original doors, not of a style or period earlier than the original building. Approval from Landmarks Commission is required.

Any doors added to a historic building must be of a design compatible with the structure in period, size and scale.

Driveways (See Municipal Code Chapter 434.110 Driveways)

Residential driveways should be located to the side. Garages, carports, and parking pads should be sited in the rear yards unless original carport and/or garage was located to the side. Front yards should not be paved, covered with gravel, or otherwise used as a parking area.

Entrances

Doors, transoms, sidelights, and glass must be kept clean.

Original locks and hardware must be kept oiled and in good repair. If original hardware is missing or deteriorated, use reproduction locks and hardware suitable for the building.

Doors with stained wood finish are recommended to be kept varnished and not painted.

Fences and Free-Standing Walls (See Municipal Code Chapter 420.690 Open View At Intersections and Chapter 420.430 Certificate of Appropriateness)

For the purposes of these guidelines, fencing shall mean any man-made structure, not integral to any building, used as a barrier to define boundaries, screen off, or enclose a portion of the land surrounding a building. Perimeter fencing is any fence built within 3 feet of the surveyed property boundary that is at least 95% of that side of the surveyed property boundary. All guidelines except Garden Fencing pertain to perimeter fencing.

Iron, wood, stone, wire or brick fences or walls that are original to the structure (or built before 1955) must be preserved or, if missing, may be reconstructed based on physical or pictorial evidence.

Iron fences are appropriate on substantially sized structures or on large lots.

New wood fences, including picket designs, shall be a maximum of forty-two inches tall in front; have vertical elements no wider than four inches and set no further apart than three inches; and be of a design appropriate for the primary structure.

Free-standing brick, stone, or concrete walls are permitted if appropriate for the primary structure and neighborhood.

Ornamental wire, iron, or aluminum fences of forty-two inches or less in height in front yards and/or seventy-two inches or less in rear yards, may be permitted if the Landmarks Commission determines the fence design is appropriate for the primary structure and neighborhood.

Chain link coated in black or green vinyl may be permitted in rear of side yards.

Netting barriers do not need approval but must be removed at the end of the growing season.

Fire Escapes

Fire escapes required by the Building Official or Fire Marshall for public safety should be located on a secondary or rear façade, if possible.

Foundations

Foundations must be preserved in the original design and with original materials and detailing.

Infilling between piers shall be done as traditional for the type and style of the house, generally with wood lattice framed panels or with brick-and-mortar color appropriate for the period of the house.

All water should drain away from a building and should not enter the foundation.

Trees, shrubs, and other plants must be kept well away from the foundation to prevent damage from moisture and root movement.

Garages and Carports

The original character-defining features of attached carports and garages must be preserved whenever possible.

If original elements of the carport or garage are damaged or deteriorated beyond repair, replacements shall match the form and detail of the original or of those typically found in the neighborhood.

To enclose a carport, a wall finish material that compliments the character of historic wall materials found on the original or on other buildings in the neighborhood must be used.

If a carport is to be enclosed and a new carport is to be added to the primary façade, the same roof type and massing as the original roof must be used.

New carports and garages shall be appropriate to the style of the adjacent or nearby primary structure.

Gutters

Boxed in or build-in gutters must be repaired rather than replaced if possible.

Gutters must be used to provide proper drainage through use of downspouts and flashing, if needed, to avoid water damage to the building.

New gutters or replacement of square aluminum gutters do not require a Certificate of Appropriateness. Half-round gutters and round downspouts are preferable to corrugated designs.

Keep gutters and downspouts in good repair. Make sure they are properly connected, are clean of leaves and other debris, and channel water away from the building. Seal all cracks in downspouts with silicone caulks or sealants.

Use splash blocks to keep water away from the foundation.

Deteriorated gutters and downspouts must be replaced. Half-round gutters and round downspouts are preferable to corrugated designs.

Handicap Access

Ramps are encouraged to be located on secondary or rear facades. Americans with Disabilities Act guidelines must be followed. Temporary or impermanent ramps are not subject to review, provided they are not damaging historic materials.

Maintenance

Prevent water from contacting exterior wood siding. Of particular importance is keeping all gutters and downspouts in good repair to keep water from infiltrating the wood surface.

All exposed wood must be kept painted or treated with preservative.

Repairs for wood siding, such as cracks, can be made using waterproof glue or plastic wood. Large cracks may be filled with caulk followed by putty or plastic wood. The surface must then be sanded and painted.

Replacement siding must match the profile of the existing siding.

Oil based paints and back priming are recommended for exterior siding.

Keep exterior brick clean of mildew, efflorescence and dirt, vines, ivy, and other plants. Washing with detergents and water are best for exterior masonry and mortar. Sandblasting, water blasting, and other abrasive cleaning methods are detrimental to historic buildings and must not be used.

Re-pointing historic mortar must be done with a mortar which matches the original in appearance and composition. The use of Portland Cement is generally not appropriate due to the hardness of the mortar versus the softness of the brick. Most mortar prior to 1900 was composed of lime and sand. Mortar with similar content shall be applied.

Most silicone-based or waterproof coatings have limited effectiveness and may add to moisture problems by not allowing the brick to breath. The use of these products is discouraged.

Material Changes

Application of artificial and uncharacteristic materials such as steel, aluminum, or vinyl siding, and imitation stucco obscures the original character of the building and neighborhood and is discouraged, unless original material is no longer present and compatible replacements are available.

Save deteriorated parts which must be replaced. Wood siding, soffits, fascia, brackets, ornamental shingles, wooden sash windows and doors can often be restored or duplicated.

If original siding must be replaced, new siding shall match the original as closely as possible, especially with respect to board size, profile, and material. The “reveal”, or distance between planks in siding, should be less than 4 inches. Original corner boards shall be duplicated in their full original width.

Repair existing stucco and stucco texture. It is inappropriate to remove stucco from any originally stucco surface or to add stucco as a major wall material to any building which did not originally use stucco as the dominant exterior wall material.

Note: The application of synthetic wall material such as aluminum and vinyl siding has long been discouraged by preservationists because the placement of these materials may seal the wall and cause wood to rot. In many cases, existing rotted wood has not been removed and the structural integrity of the house is at risk due to unseen progressive decay.

Mobile, Manufactured and Modular Homes

Manufactured and mobile homes are not permitted in the Historic District.

No prefabricated homes may be considered for New Construction.

Moving Buildings

It may be appropriate to move a building into the Historic District if that building is compatible with the district’s architectural character in style, period, height, scale, materials, setting and placement on the lot. Movement of historic buildings should be avoided, as doing so eliminates the association of structure with its historic site and environment.

New foundation walls shall be compatible with the architectural style of the building.

Moving existing buildings that contribute to the historic/architectural character of the district out of the district must be avoided unless demolition is the only alternative.

Murals, Historic Wall

Historic Wall Murals, sometimes referred to as “ghost murals”, are encouraged to be preserved, if feasible.

New Historic Wall Murals must be considered by the Landmarks Commission and be supported with historic evidence of their existence on the structure.

Unless the project involves the restoration of a historic wall mural, unpainted brick may not be painted. Existing painted brick may only be painted over in a color from the historic color palette.

No modern murals or new painted wall signage will be considered for a Certificate of Appropriateness and are not allowed in the Historic Overlay District.

New Construction

New construction of primary buildings shall maintain, not disrupt, the existing pattern of surrounding historic buildings along the street by being similar in the following:

1. Scale (height and width)
2. Shape
3. Roof shape and pitch
4. Orientation to the street
5. Location and proportion of entrances, windows, columns, porches and divisional bays
6. Foundation/first floor height
7. Floor to ceiling height
8. Porch height and depth
9. Material and material color
10. Texture
11. Placement of the lot
12. Rhythm and harmony of the neighborhood

New construction of ancillary structures such as garages, gazebos, storage buildings and other outbuildings shall be:

1. Smaller in scale than the primary building
2. Simple in design but reflecting the general character of the primary building
3. Located where such a structure would have historically been located (near the alley, not close to or attached to the primary building)
4. Compatible in design, shape, materials, and roof shape
5. Metal carports are not permitted in historic neighborhoods

Know what metals are used in your cornice or roof flashing and use only similar metals during replacement or repair. Different metals should not touch, or galvanic reaction may occur leading to corrosion.

Metal roofs and cornices must be kept painted to prevent rust and deterioration, excluding exposed copper or aluminum cornices that are meant to be exposed. Appropriate paints include those with an iron oxide oil base. Asphalt based paints and aluminum paints shall not be used on historic metals as they could accelerate the rusting process.

Chimneys must be regularly checked for cracking, leaning, spalling, and infestation by birds and insects. Use chimney caps or flue openings to keep out moisture.

Paint Colors

Paint colors must highlight architectural details. Keep colors compatible with the building's style and period of construction; avoid loud, garish, or harsh colors, and bright hues; avoid too many colors on a

building; and select where to highlight architectural details based on historic tradition for the building's type and style.

Craftsman style homes were generally painted or stained in deep rich tones with lighter trim. Colonial Revival buildings were generally pale tones with one or two accent colors. A broader color palette and accenting of details may be used on Victorian homes.

Do not paint brick, stone or other naturally unpainted materials unless the material has been painted previously. It is not appropriate to apply any liquid coating to an asphalt shingle roof which changes the color.

Color determination must be based on historic schemes appropriate for the style of the building. Reference materials are available at the City offices and Hermann Lumber Company. Paint utilizing colors from the historic palette does not require Landmarks Commission review.

Porches

Porches on front and side facades shall be maintained in their original configuration and with original materials and detailing.

The porch in its original design was intended as a focal point for the entrance to the house and must not be removed if original. Enclosure of a porch changes the overall character of a house and must be avoided.

Enclosure or removal of a porch can make a building seem flat. Without a porch there is no transition from the sidewalk to house. If a rear porch must be enclosed, the manner of the enclosure must not destroy the original openness, focus, and transition from outside to inside. The use of materials and details compatible with the original character of the house is important in any necessary porch enclosure.

Porch details must be retained intact with repair and replacement of missing parts, such as columns, posts, railings, balusters, decorative molding, and trim, to match the original in design, materials, scale and placement.

Porches and Exterior Ornamentation

Use ~~treated~~ wood for exterior repairs and replacement of wooden elements.

Keep all porch and trim elements painted. It is often helpful to paint the entirety of the component being installed before inserting. Painting only the exterior-facing surface of wood components will accelerate rot.

Railings

The style of safety railings shall be compatible with the primary structure or landscape (if there are no nearby structures).

Retaining Walls

Stone, brick, or concrete retaining walls that are original to the site must be preserved and maintained.

If a dry-stack wall is reconstructed, mortar may be approved, but it must be recessed to re-create the appearance of dry-stack.

New retaining walls shall be stone, stone veneer, or limestone-imprinted concrete of an approved pattern and color.

Stucco walls must be painted or stained in a color appropriate to the site

Roofs

Although roofs are a building feature which must be regularly replaced, the preservation of appearance and authenticity must be balanced with sustainability in selecting a new roof for a historic structure.

Since the Hermann Historic District is so eclectic, roofing materials as well as roofing color and pattern, will be evaluated on a case-by-case basis by the Landmarks Commission using the following criteria:

Consistency with the historic fabric of the surrounding neighborhood.

Consistency in appearance with the architectural style of the structure.

Documented proof that this material resembles the original roofing material of the structure.

Re-roofing in the same material as existing does not require Landmarks Commission approval. Roofing material changes must be reviewed by the Landmarks Commission.

The original shape and pitch of the roof with original features (such as cresting, chimneys, finials, dormers, etc.) must be preserved and if previously altered, replaced with original form and detailing.

Unless original to the structure, dormers shall not be placed in front rooflines. The addition of dormers to secondary and rear facades is appropriate if in keeping with the character and scale of the house.

Decks or balconies shall not be added to a roof that is visible from the street unless supported by documentation showing that they were original features.

Rooftop decks shall be constructed so that they do not damage the roof and have railings of appropriate style for the building and height to Code. They should not be visible from the street on contributing structures.

Large skylights shall be flat, not the bubble type. Smaller (under 12" diameter) solar tubular skylights may be considered appropriate. Neither type should be mounted on primary facades.

It is not appropriate to apply any liquid coating to an existing roof which changes the color.

Roof, Cornices, and Chimneys

Check the roof regularly for leak deterioration of flashing and worn or missing roofing. An inspection of the upper floor or attic space during or following a rainstorm can also assist in detection of water-related problems.

Screens

Screening of front porches is not appropriate.

Side and rear porches may be screened (although discouraged) if the structural framework for the screen panels is minimal and the open appearance of the porch is maintained.

Screen doors must be preserved and maintained if original.

Screen doors if new, shall be wood and full-view or with structural members aligned with those of the original door. Style must be appropriate to the building.

Window screens shall be wood or baked-on or anodized aluminum and fit within the window frames, not overlap the frames.

Security Doors & Windows

Security doors shall be simple and without excessively ornate grillwork.

The use of security bars on primary façade windows is discouraged, but, if necessary, internal movable gates may be considered.

Shutters & Window Boxes

Windows shall not have shutters added unless the building originally had them, or they are appropriate to the structure.

A shutter must be of louvered wood construction, and of a size appropriate to the window opening.

Window boxes must be of a size appropriate to the window opening and building.

Siding

Traditional building materials are preferred over substitute materials because how they work over a long period of time is known and they are replaceable.

Siding original to the building must be repaired and maintained. Replacement is permitted only when necessary due to deterioration.

Decorative wooden wall shingles original to the building must be preserved. If replacement is necessary, new shingles shall match the original in size, placement, and design. (Replacement with regular lap siding is not appropriate.)

Existing siding of stucco and stucco texture must be maintained. It is inappropriate to remove stucco from an original stucco surface or to add stucco as a major wall material to any building which did not originally use stucco as the dominant exterior wall material. It may be appropriate to remove non-original stucco if the original siding material can be documented.

Siding of artificial or substitute materials such as steel, vinyl or aluminum, Masonite, perma-stone, fiber-reinforced cement, etc. is not allowed as replacement or cover for original siding under normal circumstances. Request for these materials will be considered by the Landmarks Commission on a case-by-case basis.

Fiber-reinforced cement siding may be used for spot replacement of wood siding where there is a proven on-going moisture problem or as replacement of other artificial sidings such as asbestos,

Masonite or materials no longer manufactured. It must match existing siding on the structure in thickness, profile, and standard board length. If a matching material is not available, then the replacement siding must be obviously distinguishable in pattern, but of the same color as existing siding. Corners must be finished in a manner consistent with the rest of the structure. Surface finish must be smooth, not textured.

Fiber-reinforced cement siding may be used for new construction and additions.

Signs (See Municipal Code 410 Sign Regulations & specifically 410.080 Regulations for Certain Signs Within the HO District replicated herein)

Signage must be permitted and constructed in compliance with Hermann Municipal Code Chapter 410 Sign Regulations.

All signs in the Historic District must be reviewed and granted a Certificate of Appropriateness by the Landmarks Commission prior to installation.

Signs must be architecturally compatible with the style, composition, materials, colors and details of the building and its vicinity and contribute to the character of the HO District.

Colors must be the same as or compliment those used on the structure. Fluorescent colors and reflective paints or materials are discouraged.

Neon will be considered as a material when appropriate to the age, architecture, and location of the structure on a case-by-case basis.

The shape of signs, design elements, and style of lettering shall be complimentary to the structure and have a professional appearance.

Supports, brackets, posts, and other visible devices for mounting or hanging a sign must be approved by the Commission and conform to the above guidelines.

Exempt signs per sign code section 410.035.

Historic wall Murals that have been approved by the Landmarks Commission shall be exempt from regulation under Chapter 410 Sign Regulations.

Section 410.075. Regulation of Signs in the HO Historic Overlay Zoning District – Purpose

[Ord. No. 2164, 10-14-2019]

- A. The purpose of specific, more restrictive regulations for signs in the Historic Overlay District (“HO District”) is to encourage high standards for Signs and to add to the aesthetic appearance and attractiveness of the HO District. All Signs within the HO District shall require review and approval by the Landmarks Commission whether or not a permit is required. Signs within the HO District shall:

1. Protect the HO District from Sign clutter and visual blight resulting from excessive and redundant Signs.
2. Be architecturally compatible with the style, composition, materials, colors and details of the building and its vicinity and contribute to the character of the HO District.
3. Comply with the City of Hermann's Design Guidelines and Streetscape Requirements.

Section 410.080. Regulations For Certain Signs Within the HO District

[Ord. No. 2164, 10-14-2019]

A. Residential Signs. A permit must be obtained and:

1. Properties are limited to only one (1) Sign per dwelling unit.
2. The area of any Sign shall not exceed two (2) square feet.

B. Principal Ground Sign. A permit must be obtained and:

1. For a Residential property, the area of the Sign shall not exceed twenty-four (24) feet. If a Sign has two (2) sides, then the area of either side shall not exceed twelve (12) square feet.
2. For a Commercial property, the area of the Sign shall not exceed thirty-two (32) square feet. If a Sign has two (2) sides, then the area of either side shall not exceed sixteen (16) square feet.

C. Projecting Sign. A permit must be obtained and:

1. The number of Signs shall not exceed one (1) per building occupant.
2. The Sign area shall not exceed six (6) square feet per side and twelve (12) square feet total.
3. The height of the top edge of the Signboard or bracket shall not exceed the height of the wall from which the Sign projects.
4. No element of the Sign shall hang lower than seven (7) feet above the ground or pedestrian walkway.
5. Since Projecting Signs may extend over the public right-of-way, they shall be mounted and attached to buildings in a secure manner. The Sign, brackets and mounting devices shall be maintained in good repair for both safety and appearance. Such Signs shall be mounted so that the method of installation is concealed to the extent practical.
6. The Signboard shall not project more than thirty-six (36) inches from the wall.

7. Projecting Signs may be illuminated indirectly. Internal illumination is prohibited. All indirect lighting shall require complete shielding of all light sources to illuminate only the face of the Sign and prevent glare from off-site.
 8. All lettering and graphics shall be permanent. Changeable copy is prohibited.
- D. Sandwich Board Sign. One (1) Sandwich Board Sign is allowed per business. No permit is required. Sandwich Board Signs shall comply with the following:
- [Ord. No. 2226, 3-22-2021]
1. The total area of the sign boards shall not exceed ten (10) square feet per side.
 2. Any Sandwich Board Sign shall not exceed two (2) feet in width or five (5) feet in height.
 3. The Sign shall be constructed of materials that present a finished appearance. Rough-cut plywood is not allowed.
 4. The Sign shall be located on the same lot of the building of the business. The Sign shall be located such that it does not interfere with pedestrian or vehicular traffic. The placement of the Sign shall allow for the sidewalk width required by the Americans with Disabilities Act to be maintained.
 5. All Sandwich Board Signs shall be removed at the end of the business day.
 6. Any person or entity erecting a Sandwich Board Sign shall indemnify Hermann and its officers, agents, and employees from any claim arising out of the presence of the Sign on City property or rights-of-way.
- E. Suspended Sign. A permit must be obtained and:
1. Suspended Signs within the HO District may be larger than two (2) square feet in total area and all area over two (2) square feet shall be considered as part of the property's overall allowed Sign area.
 2. No part of the Sign shall hang lower than seven (7) feet above the ground.
- F. Wall Sign, Non-Residential. A permit must be obtained and:
1. Signs are allowed on any part of the building except the roof.
 2. Wall Signs on buildings, located on corner lots (fronting upon two (2) public rights-of-way, excluding alleys and walkways) and multi-story buildings with upper floor non-residential occupants or tenants are allowed a maximum Sign surface not to exceed one and one-half (1 ½) square feet for every linear foot of building frontage, provided the overall Sign area of an individual wall Sign does not exceed ten percent (10%) of the wall area to which the Sign is affixed or a maximum of thirty-two (32) square feet.

- G. Additional Signs for Restaurants and Cafes. In addition to other Signage, restaurants and cafes may have one (1) wall-mounted display featuring the menu, which shall be located at or near the main entrance, at a height of approximately five (5) feet, and it shall not exceed two (2) square feet in size. The display may be lighted provided that any light directed toward the Sign is shielded to illuminate only the face of the Sign.
- H. Accessory or Out-Building Sign. Wall Signs shall be allowed on non-residential accessory buildings pursuant to the provisions in this Chapter, and provided that the colors of such Signage conform to the Landmarks Commission requirements when in the HO District.
- I. Exceptions to Prohibited Signs and Devices in a HO District.
 - 1. Barbershops are entitled to display barber poles which shall be mounted to the building wall and shall not project higher than the highest part of the eaves. Low-level internal illumination is allowed.
 - 2. One (1) illuminated window Sign is permitted for each window opening in the HO District so long as:
 - a. The Sign is illuminated only during business hours;
 - b. The Sign is located on the interior side of the window;
 - c. The Sign meets safety requirements by having a backing and self-contained transformers. All components shall be UL approved;
 - d. Text, logos and color are not restricted.
- J. Existing Signs. Existing Signs which are attached to, painted on, or an integral part of contributing historic structures within the HO District, and which retain the content, dimensions, location, and lighting that the Sign possessed when the district was designated shall enjoy the following privileges:
 - 1. They may remain on roofs or exceed height limits found elsewhere in this Chapter.
 - 2. They may exceed dimensional limits found elsewhere in this Chapter.
 - 3. They may reference a product or business which is not related to the existing business on the property.
 - 4. They shall not, if the Sign is not related to an existing business, have the Sign area deducted from the total amount of square feet of the Sign area granted by other standards of this Chapter.
 - 5. They may remain in a right-of-way unless they become a hazard to traffic.

6. They may retain their original lighting pattern and materials.
7. They may be restored to one hundred percent (100%) of the original design if damaged or destroyed.

Solar and Other Energy Conservation Equipment (See Municipal Code, Chapter 530.280 Building Codes, Adoption of International Mechanical Code and Chapter 720 Billing & Collection Rules, Section 720.340 Net Metering Service)

Contemporary energy conservation equipment additions have no visual historic counterpart and make a strong impact on existing buildings. Both goals of historic preservation and energy conservation are important, and care must be taken that one is not achieved at the expense of the other. Before installing a large, visible energy retrofit, owners must first improve the building's energy efficiency. It is much less expensive to reduce heating, cooling, and lighting demand than it is to satisfy that demand with a high-tech solar energy system.

The following are from the US Department of the Interior's Guidelines for Rehabilitation Historic Buildings: Energy Retrofitting and are the basis for Design Review in this section.

Character defining features of existing buildings (i.e., roofline, chimneys, dormers) must not be damaged or obscured when introducing new roof or exterior wall-mounted energy conservation systems such as solar devices, skylights, or water retention systems.

Equipment must be screened or hidden to the greatest extent possible while still achieving maximum function and effectiveness. The goal shall be high performance with low public visibility. Installation of an energy conservation system at a publicly visible location may be permitted if the Commission determines that the placement does not have an adverse effect on the character defining features of the building, street, or the Historic District as a whole.

Publicly visible solar devices mounted on roofs shall be evaluated on the basis of: size least visible/high performance location; panel arrangement and design; system infrastructure; color contrast with roof, and glare.

Preferred location for arrays of solar devices on roofs shall be on a non-character defining roof line of a non-primary elevation which is not readily visible from public streets – the least visible location where at least 85% of optimal system performance can be achieved. Location of the rear façade or ancillary structures is preferred. If the south side is publicly visible, solar devices must be installed on the west or east side if less publicly visible and shade factors are appropriate. (If solar panels are flat or installed at a 5-degree angle there will be only a slight decrease in productivity.) Shadow tolerant panels shall also be considered for use in a less visible location.

On pitched roofs, solar arrays shall run parallel to the original roofline and shall not rise above the roofline. On flat roofs, solar arrays shall be set back from the edge and may be set at slight pitch if not highly visible from public streets.

Solar devices shall be considered part of the overall design of the structure. The color, shape and proportions of the solar array shall match the shape and proportions of the roof. Single installations on single-plane roofs are preferable to disjointed arrays or arrays on multiple roof-planes. If more than one array is needed, it shall be limited to one panel section on each side of the structure with rear location preferred. Scattered or disjointed arrays are not appropriate.

Roof, building color, and pattern shall be coordinated as much as feasible with the color and pattern of the solar devices. Darker roof colors are preferable as better compliments to mounted solar energy systems.

Solar panels shall not be mounted to project from walls or other parts of the building.

Large skylights shall be flat, not the bubble type. Smaller (under 12" diameter) solar tubular skylights may be considered appropriate. Neither type shall be mounted on primary facades.

Detached arrays of solar devices may be in the rear or side yard if the arrays are not highly visible from public streets and do not detract from other major character defining aspects of the site. Visibility from adjacent properties shall be reduced to the greater extent possible.

Solar greenhouses shall be treated as ancillary structures and located at least 2/3 back from the front façade of the primary structure.

Porch enclosures designed to be passive solar elements shall observe the guidelines for porches. Any exterior metal shall be finished to blend with surrounding building materials.

Wall energy conservation systems such as Trombe walls and solar energy siding will be considered on a case-by case basis for new construction or additions only.

COA applications for new construction are encouraged to include appropriate building integrated solar devices and other energy conservation equipment into the initial building design (while still maintaining compatibility with existing structures in the vicinity).

Before applying for a Certificate of Appropriateness for solar energy devices, applicants must be certain that enough sunlight is available to make the proposed system operative. Applicants are reminded to follow rules and procedures for tree removal in effect at the time of proposed removal.

Applicants are reminded that the proposed system is subject to the approval of Building Inspector of Hermann, and any other applicable codes.

A COA for a small wind energy system will only be issued for location within a property of at least one acre of land.

The tower for a wind energy system must be set back from all property boundary lines at least the height of the system to the tip of the rotor blade. Supporting guide wires must meet minimum setback requirements for the city zone in which the tower is located.

Only one wind energy system shall be located on the property.

Additional requirements for a COA Application for a wind energy system shall be standard drawings of the wind turbine structure, including the tower, base, and footings (if applicable) plus an engineering analysis certified by a licensed professional engineer. The system is subject to approval by the Building Inspector based on International Building Code and FAA regulations.

Any wind energy system that is not functional shall be immediately repaired by the owner or removed.

Staircases

It is preferable that staircases are not added to the front façade of historic building exteriors unless needed for safety and the surrounding terrain prohibits other locations.

Stair railings and gates must be compatible in design and materials with existing railings on the building.

Steps & Walkways

Steps and walkways original to a property must be retained and maintained. Step railings (if required) and gates must be of design and materials compatible to the structure on the property and surrounding landscape.

Storm Windows & Doors

Storm doors must be full-view and baked on enamel or anodized aluminum in a color compatible with the building. Wooden storm doors are also appropriate. Silver aluminum storm doors on the primary and secondary facades are not appropriate.

Storm windows must be wood or baked-on enamel, or anodized aluminum in compatible colors and fit within the window frames, not overlap the frames. Silver aluminum storm windows on the primary and secondary facades are not appropriate.

Temporary Coverings

Outdoor weather protection on commercial property dining decks must be commercially manufactured roll-up heavy clear plastic curtain enclosures specifically designed for this purpose.

Tarpaulins are only appropriate for temporary weatherproofing for damaged roofs, windows or siding and must not be used for over three months.

Windows

Windows must be kept clean. Paint wood sash surfaces as needed.

Shutters must be kept painted and in good repair.

Deteriorated curtains or shades must be removed or replaced.

Windows must be preserved in their original location, size, and design and with the original materials and numbers of panes whenever possible.

Windows shall be repaired rather than replaced whenever possible. If replacement is necessary due to demonstrated severe deterioration, the replacement shall match the original in material and design as closely as possible.

Non-original windows shall not be added to primary facades or secondary facades of historic buildings where readily visible. Windows added to a historic building must match original windows in materials, size, design, and scale.

Vinyl, vinyl-clad or any clad wood windows will be considered on a case-by-case basis.

Jalousie, awning, or picture windows or glass block windows must only be used for replacement on buildings where it can be shown to have originally existed.

Wood

Wood and wood details original to a building must be repaired rather than replaced.

Replacement of wood features and details must match the originals in dimension, size, profile, and materials.

Wood must always be treated and kept in good order (including paint, stain, nailing, etc.)