

# Guidelines for Harrisonville's Preservation Districts and Landmarks

## I. REPAIRS AND MAINTENANCE

A. No Commission approval is required for the repair and maintenance of any exterior building feature when such work exactly reproduces the existing design and is executed with identical material. When a building has had an addition and/or an alteration differing from the original design elements of the structure, the owner is strongly encouraged to consult with the Commission staff before making any repairs, thereby possibly protecting or enhancing the owner's investment and improving the relationship and harmony between the architectural element.

The HPC does have the power to require minimum maintenance of historic properties. The Commission may request the appropriate city officials to take action on properties being neglected or not maintained.

B. No HPC approval is required for the installation of permanently fixed brackets or standards to display flags or for house numbers, mail boxes, small porch lights, kick plates, or door knockers.

C. No HPC approval is required for the installation of storm

windows, screens, and/or doors constructed of a narrow frame or of the same color as the sash and which, when installed, will not alter the visual effect of the openings.

D. Fire escapes, not in the street-yards or not blocking a street-yard view of the building, may be approved by the staff when the construction is unobtrusive and is painted to harmonize with the background. If the fire department requires a fire escape to be located in a street-yard, the staff, after coordination with the fire department and the applicant, shall determine the best solution and approve the application.

E. Installation of canvas awnings and canopies of a simple design and of a color compatible with the structure may be approved by the staff. Installation of metal awnings must be reviewed through the established application process.

F. In areas visible from the street, wrought iron fencing and security grilles of a simple design may be approved by the staff. Staff approval may also be granted for the construction of low retaining walls in brick or poured concrete in side and rear yards. HPC approval may also be granted for the construction of 18-inch-tall low retaining walls in front yards.

## II. SIMULATED MATERIALS

- A. The HPC will rarely approve the installation of simulated materials on the front or public facade of any structure in a preservation district or on any individual landmark, except that consideration will be given to its use on cornices and their returns when the work can be demonstrated to duplicate the original details and appearance.
- B. Staff approval may be given for installation of simulated materials on portions of the structure not facing any street if the following criteria are met.
1. When simulated material is used to replace an original material, it must duplicate the original in width, depth, profile, and general appearance.
  2. On additions or detached structures where the existing materials are not of the vernacular of the district or landmark, the simulated material should be compatible with that which is natural to the district.
  3. Corner boards must be retained in the original width. Decorative details such as fish-scale siding, ornate window trim, etc., must not be removed or their distinctive character destroyed. In most instances, artificial wood grain effects will not be approved.
- C. Installations that do not

conform to B. above must be reviewed through the established hearing process.

## III. PAINTING

- A. HPC must approve color selection and will emphasize colors that fit the style and age of the building and complement the overall color schemes on the street. Avoid using bright and obtrusive colors, too many colors, or a single color for the entire building.
- B. HPC approval is required for painting unpainted masonry--stone, brick, terra-cotta and concrete.
- C. No HPC approval is required for painting previously painted masonry a color closest matching the original natural color of the material. Painting any other color requires staff approval.
- D. Advice and counsel from design professionals regarding color selection is available with nominal charge.

## IV. ROOFS AND GUTTERS

- A. Owners are encouraged to maintain slate, tin and tile roofs and overhanging cornices with built-in gutters. However, when repairs prove to be infeasible, the staff may approve the following:
1. The replacement of slate, tin and tile roofing material with slate grey, charcoal, or black composition shingles. All other

- roof colors require HPC approval.
2. Roofing over a built-in gutter and applying an appropriate style gutter from the overhang, leaving

#### **V. WINDOW AND DOOR CHANGES**

- A. Installation of stained, leaded or beveled glass windows may be approved by the staff.
- B. Window and door changes not visible from any street may be approved by the staff if the changes meet the following criteria.
  1. New windows and doors must be compatible in height, width and style with original windows and doors. Lintels and sills, which are characteristic of the structure, shall be added.
  2. If doors and windows are to be removed on brick structures, brick, toothed in to match or recessed to express the opening, should be used. Lintels and sills should be retained when the recessed approach is taken
  3. If windows and doors are to be removed from frame structures, siding to match the existing should be used and members placed across and randomly extended beyond the opening.
  4. On some structures, fixed shutters may be appropriate to close an opening.
- C. Work that does not meet these criteria must be reviewed through the established application process.

the original cornice details intact.

- B. Installation of skylights that are not visible from any street may be approved by the staff.

#### **VI. LANDSCAPING**

- A. HPC approval is required for tree removal except when directed by the City.
- B. No HPC approval is required for landscaping, tree planting, tree trimming and pruning.

#### **VII. REAR YARD IMPROVEMENTS**

- A. No HPC approval is required for rear yard improvements including fencing, landscaping, decks, etc., not visible from any street at the ground level, which does not necessitate alterations to the main structure or to a detached structure.

#### **VIII. ADDITIONS OR ALTERATIONS**

- A. Removal of an addition or alteration to a structure that is not original may be approved by the staff.

#### **IX. SIGNS**

- A. Staff approval may be granted for the installation of signs.
- B. No HPC approval is required for the removal of signs.

#### **X. NEW CONSTRUCTION**

- A. New buildings should always be designed to harmonize with the existing character of the area. When developing plans for a new building, it is always best to think

of that structure as one element in a continuous series of similar structures. The size, height, facade

rhythm and facade openings should all be considered.

## Federal Standards for Rehabilitation

The United States Department of Interior has established the following ten standards to assist property owners in planning sensitive rehabilitation of historic property. While the Historic Preservation Commission does not require property owners to comply with Federal Standards, it does not want to discourage property owners from following them in order to take advantage of the tax credits available. These nationally accepted and widely used standards form the basis for review of all rehabilitation done under the federal 25 percent investment Tax Credit program. The ten standards have been adopted by the HPC as corollaries to the local district guidelines.

1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration

of any historic material or distinctive architectural features should be avoided when possible.

3. All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier or later appearance shall be discouraged.
4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual

qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to,

any project.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.