

LANDSCAPE

Landscaping contributes variety and attractiveness to the downtown. Properly designed, landscaping masks clutter, provides shade, minimizes glare and heat from downtown surfaces and vehicles, and as-

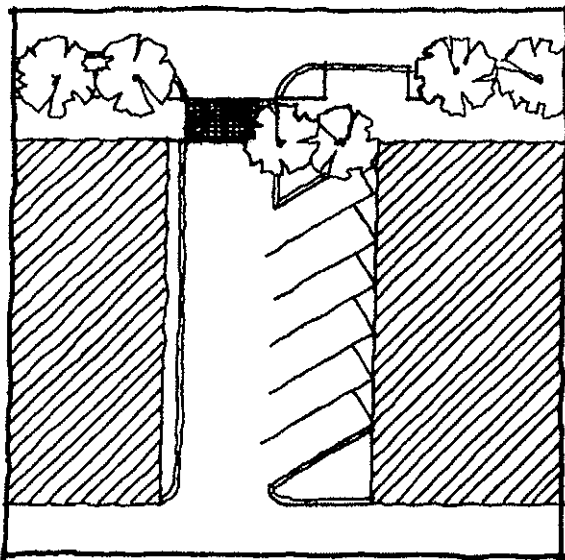
sists in cleansing the air of pollution. Trees, flowers and other plantings help define a positive sense of enclosure without restricting light and air. They also define pedestrian spaces.

Recommended:

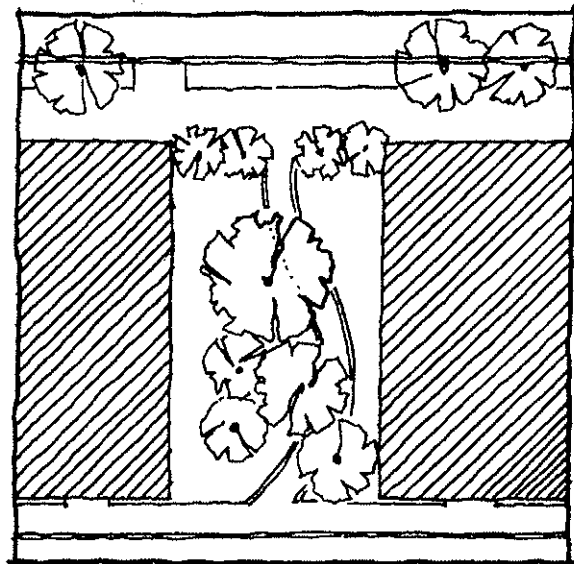
1. Landscaping the perimeters of parking lots with trees and low plantings to provide pedestrian linkages and restrict views of vehicles and surface paving. Incorporating benches and pedestrian lighting into this perimeter screening.
2. Planting trees and shrubs at the peripheral edges of vacant lots to create "soft" edges. The edges should coincide with the set-back and configuration of adjacent buildings, continuing the existing alignment and set back and mitigating the void created by the vacant lot.
3. Providing greenspace at the rear of buildings between commercial and residential areas. Using groundcover and plantings that require minimal maintenance.

Avoid:

1. Using chain link or wooden fences and other devices which discourage encroachment, block views and reinforces an image of isolation.
2. Using vacant lots for unauthorized or spontaneous automobile parking.
3. Introducing exotic landscape designs that are inappropriate to the traditional landscape of the



RECOMMENDED



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SETTING

The setting is the visual environment of a building. The most common elements that contribute to setting and create a “sense of place” are the relation-

ship of buildings to each other, setbacks, fence patterns, views, alleys, streets, driveways, walkways, parking lots, street trees and open space.

Recommended:

1. Retaining the traditional relationship between buildings and landscape features.
2. Designing required new parking that is as unobtrusive as possible and provides shared parking for several businesses.

Avoid:

1. Destroying or altering the traditional relationship between the buildings and streetscape features by widening streets, changing traffic patterns, and constructing inappropriately located new streets and parking lots.
2. Introducing random, multiple parking lots. Placing parking facilities directly adjacent to buildings in a manner that destroys plant material, paths and walkways and blocking of alleys.

ACCESSIBILITY

Private businesses that provide goods or services to the public must comply with the Americans with Disabilities Act (ADA). The ADA is a federal civil rights law that prohibits the exclusion of people with disabilities from everyday activities. Existing facilities, as well as new construction, are required by federal law to comply with ADA, as long as the cost of compliance is not so excessive that it harms the business. This is called the “readily achievable” requirement. While it is not possible for all businesses, especially small businesses, to make existing facilities fully accessible, there is much that can be done with minimal effort or expense to improve accessibility. The following is a brief review of the *ADA Standards for Accessible Design* and addresses only the exterior of buildings. A business should review the *ADA Standards for Accessible Design* in full when evaluating what barriers need to be removed throughout the interior and exterior of a building. An easy-to-follow ADA guide for small businesses is available on the internet at www.usdoj.gov/crt/ada/smbusgd.pdf.

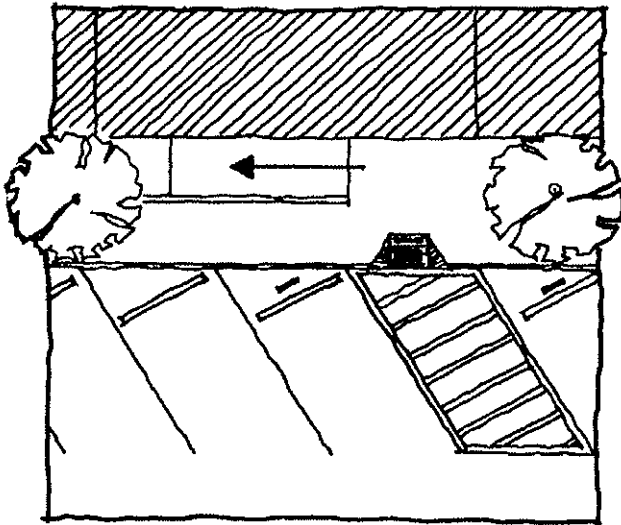
Doors at Entrances to Buildings:

1. Most entrances to stores and businesses use 36 inch wide doors that meet accessibility standards. However, some older doors are less than 36 inches wide and may not provide the required width (32 inch clear width when fully opened). Door openings can sometimes be enlarged. It may also be possible to use special “swing clear” hinges that provide approximately 1 1/2 inches additional clearance without replacing the door and door frame.
2. Inaccessible door hardware can also prevent access to a business. Lever handle or loop-type handles are recommended replacements for panel-type handles, door knobs or handles with thumb latches.

Accessible Parking:

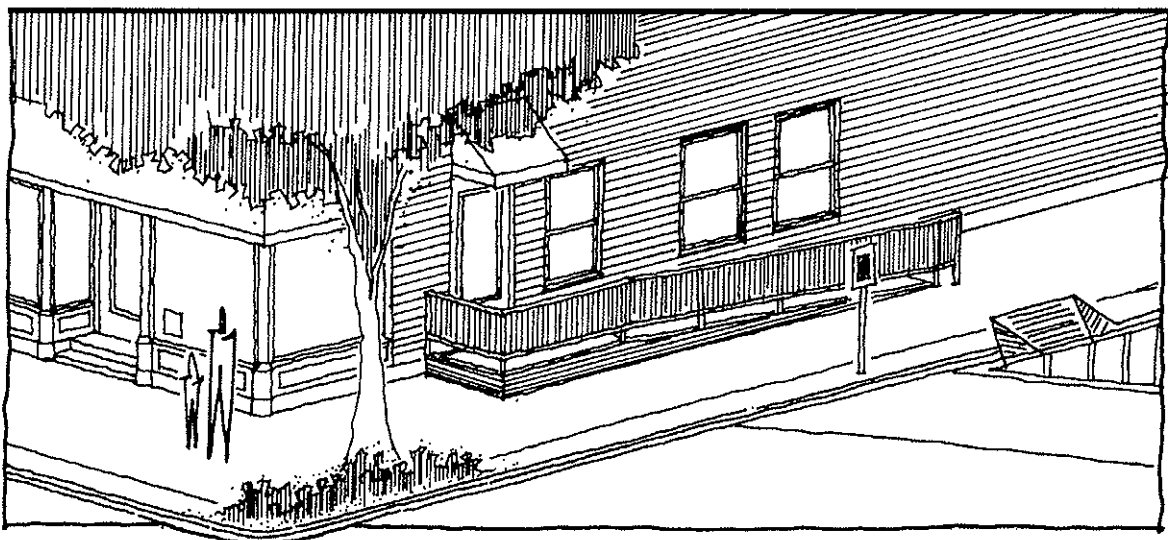
1. Where parking is provided for the public, designated accessible parking must be provided. Accessible spaces must be at least 8 feet wide. There should be at least a 98 inch high clearance at the parking space, the adjacent access aisle and along the vehicular route to the space and vehicular exit. Accessible car spaces require a five-foot wide access aisle.

2. One of eight spaces must be designated as van accessible. Accessible van spaces require an eight-foot wide access aisle.
3. Accessible spaces must be located as close as possible to the accessible entrance of the building.
4. A sign with the international symbol of accessibility must be located in front of the parking space and mounted high enough so it is not hidden by a vehicle parked in the space.
5. Parking spaces and access aisles must be located so that they are relatively level (1:50 maximum slope in all directions is recommended).
6. There must be an accessible route to the accessible entrance(s) of the building. Install a curb ramp where an accessible route crosses a curb - the curb ramp does not extend into the access aisle.



1. Where one or two steps exist at an entrance, access can be achieved in a variety of ways. For example, an alternate accessible entrance can be used, a short ramp can be added, the area in front of the building or to the side of the entrance can be modified, or a lift can be installed.
2. When a business has two public entrances, in most cases, only one must be accessible. When one entrance is accessible and another is not, a sign must provide direction to the accessible entrance. The alternative entrance must be open during store hours.
3. When a ramp is added to provide an accessible entrance, the slope of the ramp should be as shallow as possible but not more than 1:12. It is also important to provide handrails whenever the slope is more than 1:20 and the vertical rise is greater than 6 inches. If a drop-off exists, then a barrier such as a raised edge or railing must be installed to prevent people from accidentally falling off the edge of the ramp.
4. Lifts can be installed where little space exists for a ramp or when an entrance serves more than one level.

Accessible entrances may be located at the rear or side of a building as long as accessible parking and signage (including signage at the primary facade indicating location of accessible entrance) is provided. This allows the architectural integrity of a building's historic storefront and stoop to remain.



GLOSSARY

Alignment - a linear relationship between structures fronting a public way. A sense of continuity created when these structures are similar in scale and placement.

Americans with Disabilities Act (ADA) - Federal Act (1991) that mandates reasonable access and accommodation of the needs of all individuals, regardless of the presence of a handicap or disability.

Baluster - a short, upright column or support for a railing.

Balustrades - a row of balusters and the railing connecting them used as a stair or porch rail.

Cast Iron - iron shaped in a mold that is brittle and cannot be welded. In 19th century American commercial architecture, cast iron units frequently formed entire facades. In Tonganoxie, several buildings retain cast iron columns.



Contemporary - a term sometimes used to describe architecture from recent decades.

Cornice - any ornamental molding along the top of a building; the exterior trim at the meeting of the roof and wall.



Design Guidelines - criteria developed to identify design concerns in a specific area and to help property owners ensure that rehabilitation and new construction respect the character of that area.

Elevation - any one of the external faces of a building.

Entablature - the horizontal beam carried by a column; it is horizontally divided into three parts.

Façade - the front or principal face or elevation of building; any side that faces a street or open space.

Frieze - the middle horizontal section of an entablature or stringcourse.

Glazing - window glass.

Greenspace - land not available for construction and designated for conservation, preservation, recreation or landscaping.

Hood Mold – a projecting molding above an arch, doorway or window.



In-kind – a term used to describe replacement elements for a building that are identical to the original in material, size, color, texture, etc.

Integrity – a property's intact original architectural characteristics.

Mansard Roof – a roof having a double slope on all four sides, the lower slope being very steep and the upper slope being very shallow.

Mass – the measure of scale which refers to the amount of space occupied by a structure or its elements.

Molding – a decorative band or strip with a profile.

Muntins – thin members that divide window glass into smaller panes within a sash.

Revolving Fund – a funding source that makes loans to accomplish a preservation, rehabilitation, or revitalization purpose. Typically low-interest loans are repaid to maintain the fund for other projects.

Parapet – a low, protective wall at the edge of a roof.

Pattern – a sense of continuity. The rhythm or arrangement of similar features in a building or between adjacent properties.

Pilaster – a square or half-round column attached to a wall.

Pointing – the outer, visible finish of the mortar between the bricks or stones of a masonry wall.

Profile – the appearance of a tooled mortar joint, the side view of trim elements such as the profile of a window's sashes, moldings and muntins.

Proportion – the relationship between buildings or elements in a building. For example, the combination of elements in one building is said to be proportionate if they are of like size or dimension to those of an adjacent or neighboring structure.

Rehabilitation – the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural values.

Sashes – the units of a window that move within a fixed frame.



Sense of Place – the sum of attributes of a locality, neighborhood or property that gives it a unique and distinctive character.

Sidelights – a fixed window along one side or a pair of fixed windows flanking a doorway.

Siding - any material that can be applied to the outside of a building as a finish.

Sill – the lowest horizontal part of a frame or opening for a window or door.

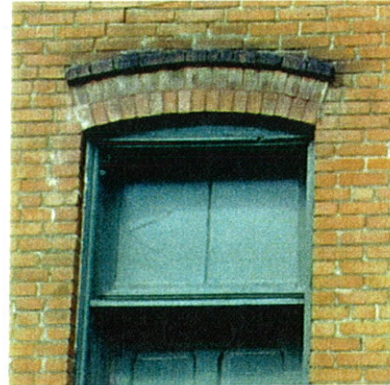
Spalling – the flaking-off of a brick or stone's protective outer layer. This is often caused by the freezing and thawing of water or the expansion and contraction of mortar joints.

Streetscape – the distinguishing character of a particular street created by its width, degree of curvature, paving materials, design of the street furniture and surrounding buildings, structures and objects.



Style – a type of architecture distinguished by specific characteristics of structure and ornament often related in time; also, a general quality of distinctive character.

Transom – a window above a door or other window that allows for additional light and ventilation.



RESOURCES

The Preservation Assistance Division, National Park Service, conducts a variety of activities to guide federal, state and local agencies as well as the general public in rehabilitation of older structures. These books, handbooks, technical leaflets, and data bases are available through sales from several outlets including the U.S. Government Printing Office, National Technical Information Services, American Association for State and Local History and Historic Preservation Education Foundations. A Catalog of Historic Preservation Publications with stock numbers, prices and ordering information may be obtained by writing: National Park Service, Preservation Assistance Division, P.O. Box 37127, Washington, D.C. 2001-7127 or <http://www2.cr.nps.gov/freepubs.htm>. A few of the basic resources include:

The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings. Washington D.C.: U.S. Department of the Interior, National Park Service.

Preservation Tax Incentives for Historic Buildings. Explains federal tax incentives available to owners who rehabilitate commercial historic structures.

Anne E. Grimmer. *A Glossary of Historic Masonry Deterioration Problems and Preservation Treatments.*

Charles Parrott. *Access to Historic Buildings for the Disabled: Suggestions for Planning and Implementation.*

J. Henry Chambers, AIA. *Cyclical Maintenance for Historic Buildings.*

Morgan W. Phillips and Dr. Judith E. Selwyn. *Epoxies for Wood Repairs in Historic Buildings.*

Anne E. Grimmer. *Keeping It Clean: Removing Dirt, Paint, Stains, and Graffiti from Historic Exterior Masonry.*

Margot Gayle and David W. Look, AIA. *Metals in America's Historic Buildings: Uses and Preservation Treatments.*

Baird M. Smith, AIA. *Moisture Problems in Historic Masonry Walls: Diagnosis and Treatment.*

Preservation Briefs:

Preservation Briefs assist owners and developers of older properties in recognizing and resolving common rehabilitation and repair problems. Those that apply to Tonganoxie's business district are:

Preservation Briefs 1: The Cleaning and Waterproof Coating of Masonry Buildings.

Preservation Briefs 2: Repointing Mortar Joints in Historic Brick Buildings.

Preservation Briefs 3: Conserving Energy in Historic Buildings

Preservation Briefs 4: Roofing for Historic Buildings

Preservation Briefs 6: Dangers of Abrasive Cleaning to Historic Buildings

Preservation Briefs 9: The Repair of Historic Wooden Windows.

Preservation Briefs 10: Exterior Paint Problems on Historic Woodwork.

Preservation Briefs 11: Rehabilitating Historic Storefronts.

Preservation briefs 13: The Repair and Thermal Upgrading of Historic Steel Windows.

Preservation Briefs 14: New Exterior Additions to Historic Buildings.

Preservation Briefs 16: The Use of Substitute Materials on Historic Building Exteriors.

Preservation Briefs 17: Architectural Character – Identifying the Visual Aspects of Historic Buildings.

Preservation Briefs 22: The Preservation and Repair of Historic Stucco

Preservation Briefs 27: The Maintenance and Repair of Architectural Cast Iron.

The Kansas State Historical Society's Cultural Resources Division provides a number of programs to assist owners of historic properties. They may be contacted at 6425 S. W. 6th Avenue; Topeka, Kansas 66615-1099, (785)272-8681.