Architectural Metals

Recommended:

1. Retaining and preserving architectural metal features that are important in defining the architectural character of a building.

2. Providing proper drainage so that water does not accumulate on surfaces.

3. Cleaning architectural metals to remove corrosion prior to repainting or applying other appropriate protective coatings. Identifying the type of metal prior to cleaning and cleaning with the gentlest method possible as determined by research or testing. When appropriate, applying an appropriate protective coating.

4. Repairing metal features by patching, splicing or otherwise reinforcing the metal. When damaged beyond repair, replacing damaged portions to match the original.

5. Reproducing in kind a missing feature or, when there is no documentation of the original, replaceing with a new design that is compatible with the size, scale, material and color of the building.

Avoid:

1. Removing or radically changing important metal features. Removing a major part of the metal feature instead of repairing or replacing only the deteriorated metal. Removing metal features and then reconstructing the façade with new material in order to create an "improved" appearance.

2. Failing to treat the causes of corrosion, such as moisture from leaking roofs or gutters. Placing incompatible metals together without providing a reliable separation material to prevent galvanic corrosion. For example, copper corrodes cast iron, steel, tin and aluminum.

3. Exposing metals originally intended to be protected from the environment. Applying paint or other coatings to metals such as copper, bronze, aluminum, or stainless steel that were originally exposed. Using cleaning methods that alter or damage the color, texture, and finish of the metal; cleaning when it is inappropriate for the metal. Removing the patina that a metal acquired over a period of time – the patina may be a protective coating on some metals.

4. Replacing an entire feature when repair or replacement of only the damaged element is possible. Removing a metal feature that is unrepairable and not replacing it. Replacing a metal feature with a new metal feature that does not have the same visual appearance.

5. Creating a false historical appearance by designing a feature that is based on conjecture. Introducing a new metal feature that is incompatible in size, scale, material and color.

Architectural metal features historically found on Tonganoxie's commercial buildings include cast iron columns, metal cornices, metal siding, roofs and cast or rolled metal doors, window frames and sashes.

Stucco

Recommended:

1. Maintaining and preserving stucco. Removing loose or damaged areas and patching with a mixture that duplicates the original as closely as possible in appearance and texture.

Avoid:

1. Attempting to remove stucco from masonry buildings, even if the brick was originally exposed. The stucco may be correcting a past problem such as the exposure of soft brick that have begun to deteriorate. Removing stucco usually causes severe damage to the underlying masonry surface. If stucco must be removed for structural repairs, conduct a test patch out of public view to assess potential damage.

Note: Some recent synthetic stucco coverings may cover smooth surface panels attached to brick buildings. It may be possible to remove the stucco and the panels. Again, conduct a test patch in an appropriate spot to assess potential damage

Concrete

Recommended:

1. Cutting damaged concrete back to remove the source of deterioration (i.e., corrosion on metal reinforcement bars). The new patch should be applied carefully so that it will bond satisfactorily with and match the original concrete.

Avoid:

1. Patching concrete without removing the source of deterioration.

Replacement of Missing Masonry Features

Recommended:

1. Designing and installing a new masonry feature such as steps or a door surround using accurate documentation of the appearance of the original feature. When there is no documentation, using a new design that is compatible in size, scale, material and color.

Avoid:

1. Creating a false historical appearance by using historical treatments based on other buildings or conjecture. Introducing a new feature that is incompatible in size, scale, material and color.

Synthetic Siding

Recommended:

1. When it will not damage the original wall beyond repair, removing all siding covering original building walls and design elements.

Avoid:

1. Covering original building wall material with inappropriate siding such as barn siding, aluminum, imitation rock, plastic and synthetic "stucco."

Note: Synthetic siding, such as aluminum, vinyl or synthetic stucco, alters the original appearance of a building and may damage the underlying structure. At a minimum it is an undesirable treatment because it hides damage from view, thus allowing deterioration to continue unchecked.

Roofs

While the primary purpose of a roof is to shed water away from a building, a roof is also a major design element. Its shape, features (dormers, cresting, chimneys), size, materials, color and patterning are important character defining elements.

Recommended:

1. Retaining the shape, materials and colors of the original roof that are visible from public right-of-way. Maintaining architectural details such as cresting, parapets and cornices.

2. Replacing a missing feature with a new feature that, based on documentation, matches the original. Using a new design for a missing feature that is compatible with the size, scale, material and color of the building.

3. Installing mechanical and service equipment on the roof such as air conditioning, transformers or solar collectors so that they are inconspicuous from public right-of-way and do not damage or obscure important building features.

Avoid:

1. Introducing new roof forms, materials, colors or elements visible from public right-of-way when repairing or replacing a roof.

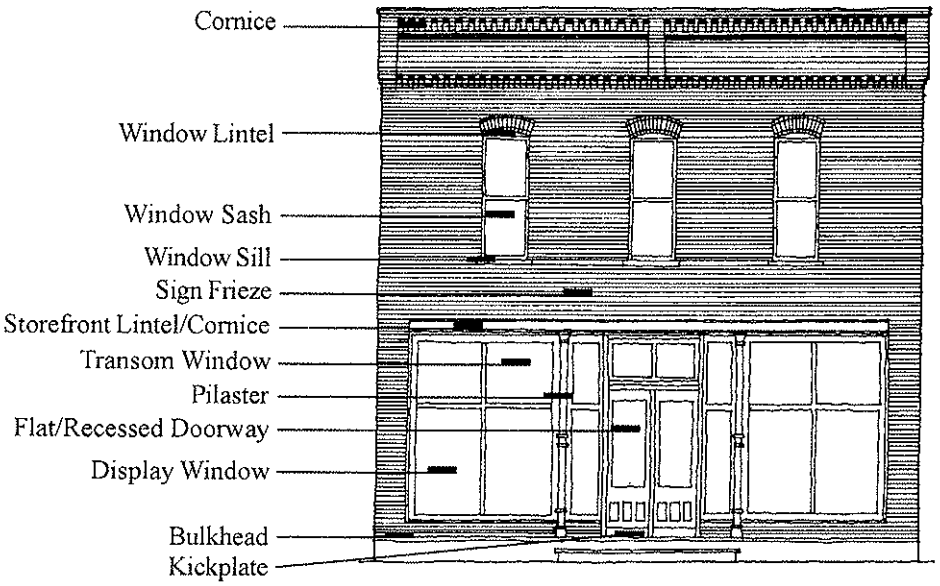
2. Creating a false historical appearance or introducing a new feature that is incompatible in size, scale, material and color.

3. Installing mechanical or service equipment so that it damages the building elements or obscures important building features.

Storefronts

The storefront is the most prominent and distinctive feature of a commercial building and is an important merchandising element. Although it does not usually extend beyond the first story, the rest of the commercial building's key design elements visually relate to it. Important character defining elements are display windows, signs, doors, transoms, kick plates, corner posts and entablatures.

STOREFRONTS CONTINUED



Consider the architectural features, materials and proportions of historic commercial structures when rehabilitating existing structures or designing new construction.

Recommended:

1. Retaining original character defining elements. Removing inappropriate, non-original cladding, false mansard roofs and other later alterations to reveal the original design and character of the storefront.

2. Repairing storefronts by continued use of the same materials. Repairs usually include limited replacement in kind or with compatible substitute materials of deriorated parts when there are surviving examples (i.e., transoms, kick plates, pilasters or signs).

3. Replacing in kind an entire, or major portion, of a storefront that is too deteriorated to repair. Using the physical evidence as a model if the overall form and detailing are still evident. If the original storefront is missing, replicating it based on historical, pictorial and physical documentation. When there is no such documentation, using a new design that is compatible with the size, scale, materials and color of the building.

Avoid:

1. Removing or radically changing original storefronts and their character defining features. Changing the location of a storefront's main entrance. Changing a storefront so that it appears residential rather than commercial in character. Removing original material that can not be documented as an original design treatment.

2. Replacing an entire storefront when repair of materials and limited replacement of its parts can be accomplished. Using substitute materials for replacement parts that do not convey the same visual appearance as the original.

3. Removing a storefront that is repairable and replacing it with a new storefront that does not have the same visual appearance. Using a new design that creates a false historical appearance or introducing a design that is incompatible in size, scale, material and color.

Doors and Entrances

Attractive entrances are essential to making customers feel welcome. Entrances to business establishments are often the focus of the building's design. As such, they can have both decorative and functional features that include doors, sidelights, transoms, pilasters, entablatures, columns, balustrades and stairs.

Most of Tonganoxie's downtown buildings also have doors that permit access to upper floors and/or a rear door used as a service entrance. Some of the stores on the south side of Fourth Street, in particular, utilize their rear doors as a customer entry from parking areas. Compared to the storefront entry, these secondary entrances are modest in design.

Tonganoxie's Central Business District displays many intact doors and storefront entrances. The doors (left photograph) are simple secondary doors found in an alley. Many of Tonganoxie's storefront entrances (right photograph) retain their transoms, kickplates and front stoop (or vestiges of these features). When possible doors and storefront entrances that retain their architectural integrity should be maintained.

Recommended:

1. Retaining and preserving entrances and their functional and decorative character defining elements through cyclical maintenance and re-application of protective coating systems. Maintaining the original size, shape and placement of door openings that face the street.

2. Maintaining original doors when possible. If the original is missing, replacing it with a door design that reproduces the original or using a new door that is compatible in size, scale and color. Retaining original sidelights and transoms. Restoring these openings when there is documentation as of their original appearance.

3. Using simpler secondary entrance doors. Incorporating simple glass panels in secondary doors that are not used purely as service entrances.

Avoid:

1. Removing or radically changing entrances. Stripping entrances of historic material such as wood, cast iron, tile and brick. Removing an entrance because the building has been reoriented to accommodate a new use. Cutting a new entrance into the side of the building that faces the street. Altering utilitarian or service entrances by adding decorative treatments so that they appear to be formal entrances.

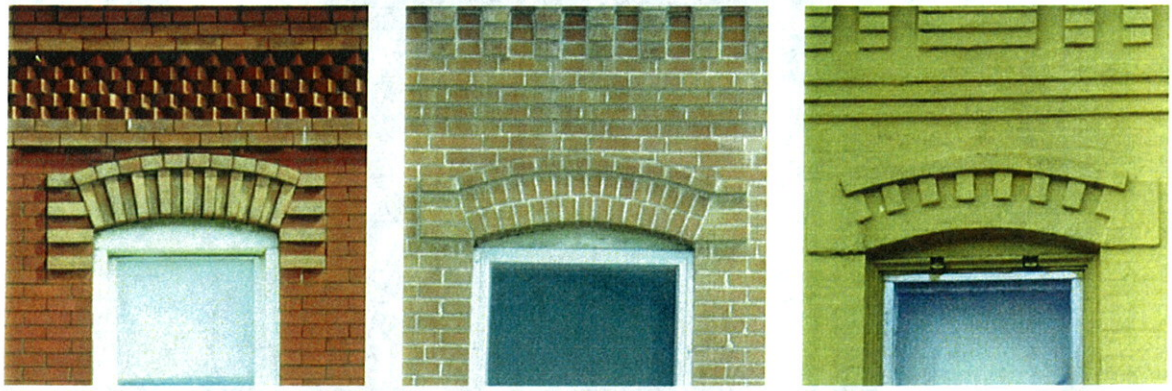
2. Replacing a missing door with a "reproduction" design that does not convey the same visual appearance as the original or using a new design that is incompatible with the building in size, scale and color. Replacing tall doors with shorter ones and filling in the remainder of the opening. Using mirrored or tinted glass in doors.

3. Using highly decorative doors on secondary and rear entrances.


RICHARD M. SMITH


DRUGS
CLOSED

WINDOWS



Historic windows found in Tonganoxie's Central Business District feature similar elements such as rounded hood mold, decorative brick work that often projects to create shadows and corbelled brickwork at the cornice.

As one of the few parts of a building that serves as both an interior and exterior feature, windows are always a key element in defining a building's character. They are also an important design element that reflects changes in technology and periods of time. Their functional and decorative features include frames, sash, muntins, glazing, sills, heads, hood molds, moldings and shutters. The dimensions and proportions of window parts greatly influence the overall appearance of the window.

Recommended:

1. Retaining and repairing, when possible, original windows and their character defining elements. When damaged beyond repair, replacing with windows that match the original's in profile, size, color, configuration, materials and glazing. When original window openings are altered, restoring them to their original configuration and detail.

2. Using aluminum replacement windows that have a permanent colored enamel finish. Installing storm windows that resemble the size, shape, color and design of existing windows. Storm windows should minimally obscure the exterior visibility of the windows they cover and protect.

3. Removing all boards and other materials used to cover upper facades and windows

Avoid:

1. Replacing windows that can be repaired. Removing or radically changing windows that are important in defining the character of a building. Changing the number, location, size and glazing pattern of windows by cutting new openings. Blocking-in windows and installing replacement sash that do not fit the original window opening. Changing the appearance of windows through the use of inappropriate designs, materials, finishes or colors which notably change the sash, depth of reveal and muntin configuration, the reflectivity and color of the glazing (such as use of mirrored or tinted glass), or the appearance of the frame. Using shutters unless historically appropriate and operable.

2. Using storm windows that are smaller than the window opening. Using storm windows that allow moisture to accumulate and damage the window frame.

3. Obscuring original window elements with signs, metal or other materials. Using through-window air conditioning units on primary facades.

Ornamentation

Recommended:

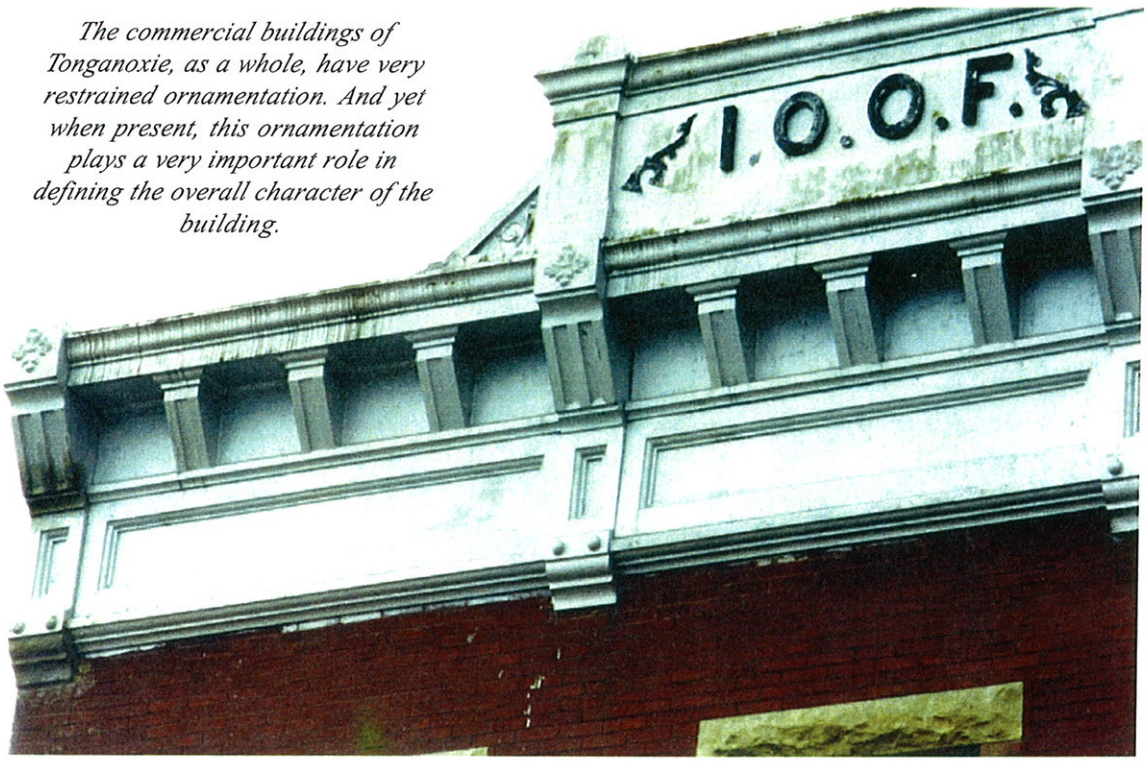
1. Repairing deteriorated details, decorations and cornices whenever possible. If replacement is absolutely necessary, selecting materials that match the original in composition, design, color and texture. Basing all repairs and replacements on accurate historical, physical or pictorial evidence.

2. The cornice defines the top of a building and whether ornate or very restrained is an essential character defining building elements. If the original cornice has been removed or altered, replace or restore it with a duplicate of the original. Where this is not possible, design a simplified version of the original.

Avoid:

1. Adding false "historic" details, decorations and cornices using decorative details secured from other buildings or designs based on conjecture.

The commercial buildings of Tonganoxie, as a whole, have very restrained ornamentation. And yet when present, this ornamentation plays a very important role in defining the overall character of the building.



Color

Color is used to enhance the decorative features of buildings. It can be a practical way to visually tie together individual building elements and also unifies facades along a street. To effectively enhance a downtown streetscape color must be used appropriately.

COLOR CONTINUED

Recommended:

1. Using paint colors based on a building's historical appearance. Contrasting colors may be appropriate for storefronts dating to the late 19th and early 20th centuries. If the original color treatment can not be determined, the color palette should complement the traditional character of the buildings in the downtown. Many paint companies offer lines of historic exterior paint colors that provide an appropriate range of colors for Tonganoxie's downtown. Earth tones are very compatible with the dominant use of brick commercial buildings. Generally medium to dark colors in earth tones should be used on the main part of the building, with compatible lighter or darker colors for details. The color of the cornice should offset the color of the sky. The color combination should tie all the building's elements together – cornices, decorations, signs and storefront. In addition to the color of the body of the building, only two detail colors should be used.

2. Using a consistant color palette throughout the upper and lower portions of a building's facades. The building color should be complementary with adjoining buildings.

Avoid:

1. Painting surfaces that have never been painted.

2. Using large areas of bright primary or pastel colors. Using more than three colors.

3. Painting different sides or portions of the building different colors. Painting a building a glaringly different color and hue than that of adjoining buildings.