

Design Guidelines

ORIG.

Fort Scott
Historic District

Fort Scott, Kansas
May 1993

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INTRODUCTION

These design guidelines are provided to give property owners and tenants within Fort Scott's historic district information for building, maintaining, improving, and restoring structures within the district. The guidelines are general and cover those major areas that may apply when considering any alteration or addition within the district.

The City of Fort Scott and the State of Kansas are committed to the preservation of the historic character of certain properties and districts. The city established the historic district with the purpose of promoting "the educational, cultural, economic and general welfare of the public through the preservation and protection of historic buildings; through the development of an appropriate setting for these buildings; and through the benefits resulting to the economy of Fort Scott by developing and maintaining its vacation travel industry through the promotion of these historic areas."

The City is fully consistent with the State's published policy. A State law indicates that it is "...in the public interest of the state to engage in a comprehensive program of historic preservation and to foster and promote the conservation and use of historic property for the education, inspiration, pleasure and enrichment of the citizens of Kansas".

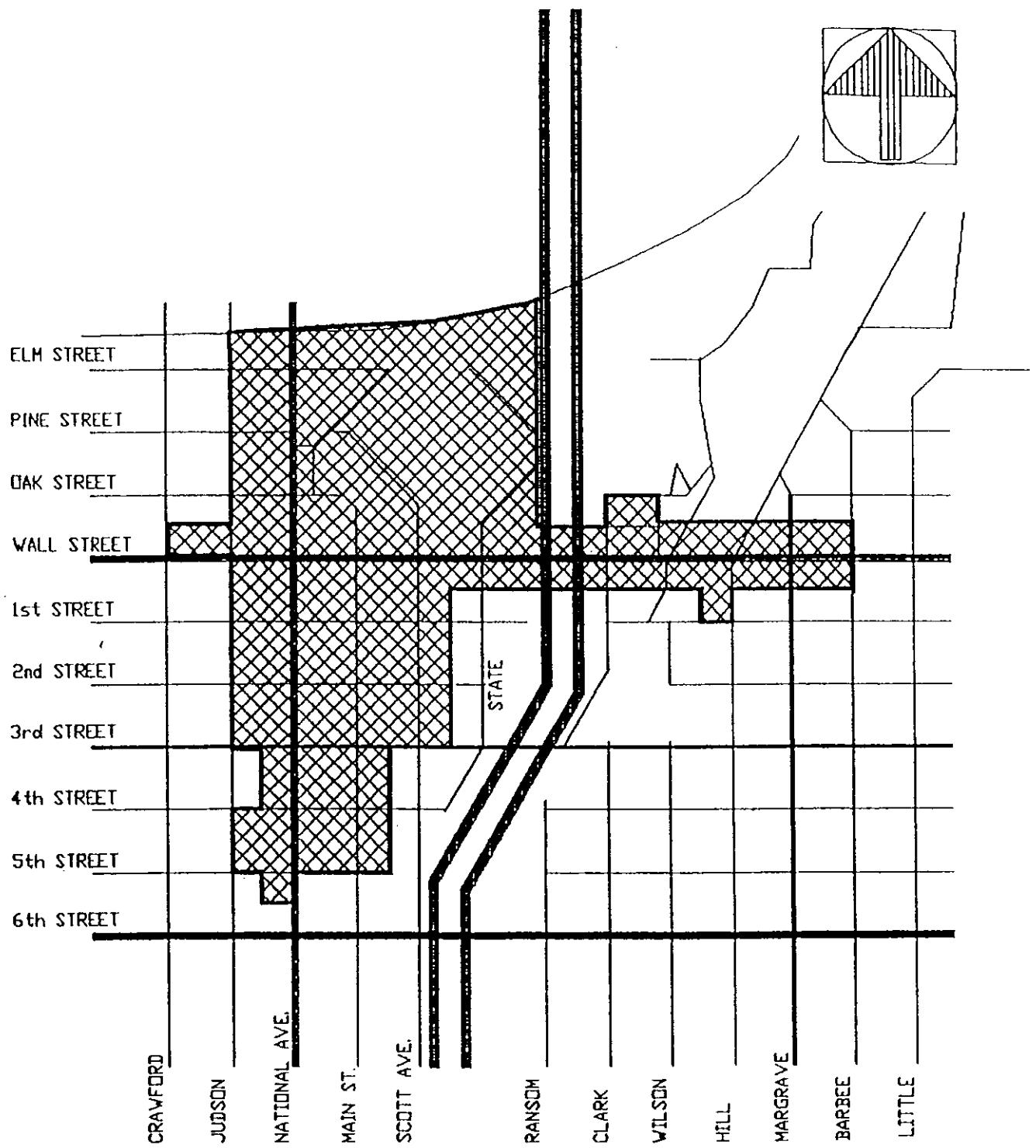
In view of the above, property owners and tenants are strongly encouraged to use these guidelines, as well as, other sources to assist them in maintaining the historical integrity within the historic district. The guidelines would also be useful to property owners outside the district.

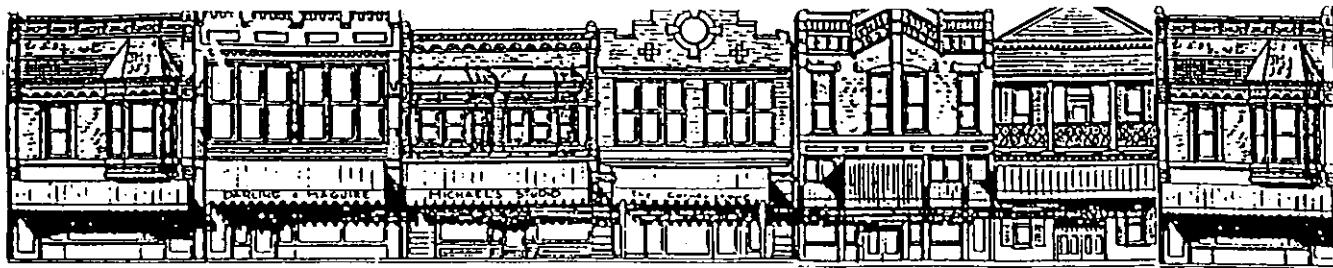
The guidelines are intended to supplement and compliment other sources of information to assist property owners. The City Codes Director can provide expertise and guidance concerning city codes, the Design Review Board can help give alternatives in determining appropriateness for many aspects of any project, and the Downtown Program Director can give contacts and sources for additional information.

The guidelines are NOT intended to be restrictive or limiting but rather to be helpful by pointing out areas for consideration. It is the goal of the State and the City to encourage and assist where possible all historic preservation efforts.

HISTORIC DISTRICT BOUNDRIES

FORT SCOTT KANSAS





GUIDELINES

RENOVATION OR INFILL CONSTRUCTION

Renovation and new construction should be evaluated as they relate to their surroundings, as well as, how well they fulfill their functions. Height, width, relationship to the street, roof forms, proportion, composition, proportion of open area, materials and color all should be considered in building design. If related to the existing buildings, new construction can be a welcome addition instead of an unsightly intruder.

Designing a new building to be constructed on a vacant downtown lot (infill) or refurbishing an existing structure presents special problems. New or renovated building must be compatible with surrounding buildings or they will appear awkward and out of place. Good design should consider the setting reflecting the character of adjoining buildings.

The central concept of good infill construction or renovation is simple. A good design must be consistent with the character of buildings which surround it. Details are often added to a new building in an attempt to blend with other structures which give an "afterthought" appearance that compromises what is truly old and historic. The design is sure to be compatible if a new or renovated facade grows from the adjoining buildings.

Since good infill design depends upon the nature of the surrounding architecture, it is not possible to develop specific criteria that applies in every case. Listed below are several standards which should govern the visual relationship between infill building and adjoining buildings. These criteria are of value whether building a new structure or renovation an existing structure:

- a. Infill construction or remodeling construction should respect the height of existing buildings. Keep infill buildings roughly the same height as the surrounding structures.

- b. Width of a new building should be determined by the width of existing buildings. If the site is too wide, the facade can be broken into a series of smaller "bays."
- c. Maintain the existing height and width proportions of standing buildings.
- d. The distance between the facade and the street should be consistent with adjacent buildings.
- e. Use the same roof type already in use in old buildings on new buildings. In Fort Scott's case, this means using a flat roof not visible from the front facade.
- f. Each part of a new building should preserve the integrity of surrounding buildings.
- g. Rhythms which carry throughout the block (such as window spacing) should be incorporated in any new building.
- h. Window sizes and proportions should be similar to those of surrounding facades. A good way to insure this is to use the ratio of window area to solid wall area in old buildings to determine the best ratio for new buildings.
- i. Infill facades should be constructed of materials which complement other facades nearby. This enables new buildings to "blend" with the others.
- j. Use colors on infill facades which complement and tie it to surrounding buildings.
- k. Nearly all commercial buildings feature large display windows. Their absence is usually perceived as a deficiency.

COLOR

The selection of appropriate colors for building facades, trim and architectural detail is the first step in a successful storefront renovation. The color selection should consider the colors of other buildings in the blockface. Additionally, other features of the facade, such as type and color of awnings, must be coordinated with the basic color selected for the building. Three colors can be sufficient to highlight a facade. These would include a base color, a trim color and an accent color. Depending on the complexity of the facade, additional accent colors can add an exciting dimension to its appearance.

Think about the orientation of the sun and your building. The amount of sun can change the hue of the paint color. Take a paint chip to your building on both cloudy and sunny days. To be really sure, invest in a quart of the color you choose and actually apply it. The effect of colors differs from a small chip to an entire wall.

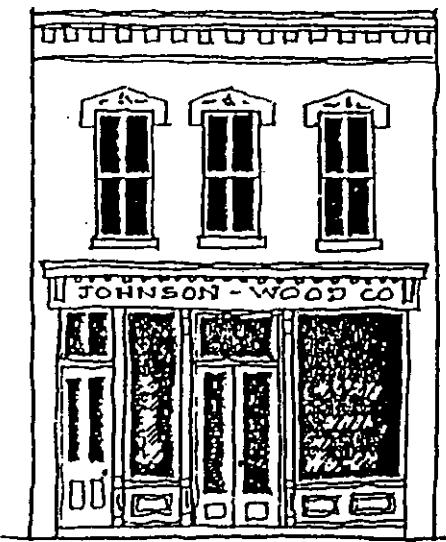
Historic color schemes vary by the stylistic preferences of a particular period. To get an idea of which colors were appropriate for your building, use a sharp pen knife to carefully scrape away the layers of paint from small areas where the base and trim colors may have been. Lightly sand the scraped area and wet the surface. Over time the original color may have changed slightly. The base color will appear more accurately when moist. These colors can serve as a guide when choosing new colors.

It is important to realize that white paint was not so widely used during the Victorian period as it is today. White seems to be too glaring and does not blend in readily with the environment.

Aluminum frames have often replaced the traditional wood frames. The shine and metallic color of the aluminum does not complement historic buildings. If possible, paint these frames a more neutral color or purchase darker anodized aluminum frames.

MINOR TRIM

- WINDOW SASH
- DOORS
- STOREFRONT FRAME
- SMALL DETAILS ON CORNICES, WINDOW HOODS AND BULKHEADS



MAJOR TRIM

- CORNICE
- WINDOW CAPS
- WINDOW FRAMES
- STOREFRONT CORNICE
- STOREFRONT COLUMNS
- BULKHEADS

BASE COLOR

- WALL SURFACES
- STOREFRONT PIERS

BUILDING MATERIALS

Careful consideration must be given to the overall appearance of the building before additional materials are added to the facade.

Materials that are compatible in quality, color, texture, finish and proportion contribute to the image of the area.

Inappropriate historical "themes" should be avoided.

Painted wood, reproductions of pressed "tin" components, masonry and even stucco can be used to great effect.

Avoid the introduction of veneer materials such as engineered plywood siding, vinyl siding or large expanses of steel siding, that are not traditional local building materials and are often used in a manner that is poorly proportioned to the original building materials.

Use the highest quality facing material you can afford. lower maintenance of high quality materials is always a better value when one considers the life span of the material.

Retain original building finish whenever possible, particularly existing wood.

Do not cover over existing architectural details with veneer materials or signs.

Expose original facades where they have been covered. Repairs to facades that have been covered are usually easy, and often less expensive than trying to recover with another inappropriate material.

Glass used in storefronts should be clear. Avoid dark tinted, colored or mirror glass, unless used as a minor decorative element of the facade.

COMMERCIAL STOREFRONTS

The proper selection of materials and colors of the storefront is a key element in the success of a pedestrian-oriented retail district.

The predominant material used on the storefront should be glass. The traditional size and shape of display windows within the overall storefront frame should be preserved.

Doors on the storefront should be clear glass. Avoid using wood or metal solid doors in a predominantly glass storefront. Openings containing double-entry doors should be retained.

If possible, match the material as well as the design of the original windows. Standard wood windows are relatively easy to buy or have made. Door and window frames can be used as a place for an accent color.

If original window openings have already been altered, open the blocked windows to original height and width. If a transom window has been covered on the outside, often times the ceiling inside has also been dropped with a suspended type ceiling system. This may have been done to accommodate the installation of a new mechanical system or ductwork. The original ceiling and transom are probably still intact and are easily repaired. The HVAC system can probably remain in place and its appearance improved.

When storefronts are used for offices or restaurants, the display area should still be retained.

Use clear glass. Avoid reflective, tinted and colored glass.

COMMERCIAL STOREFRONTS

The traditional commercial storefront can be considered the cornerstone of Main Street. Dating from the 19th and early 20th centuries, these buildings share a remarkable similarity--a consistency that creates a strong visual image for the downtown.

Because they were composed of similar parts, the blocks have a consistent, organized and coordinated appearance. Any one facade is visually related to its neighbors.

The parts of the facade were often compatible enough to be interchangeable. A commercial building from the mid-1800's could be easily modernized by inserting a new 1900's storefront. Although the styles and details changed, the proportions remained the same.

Technological developments, coupled with changing tenants and merchandising trends, encouraged frequent storefront changes, while the upper facade stayed the same, deteriorated or was covered over.

The storefront became increasingly transparent, but it still fit into the framed opening provided by the original building. When a storefront is not contained within this frame, it looks out of proportion with the upper facade.

The basic commercial facade consists of three parts: The storefront with an entrance and display windows, the upper facade usually with regularly spaced windows and the cornice that caps the building. These components appear in many shapes, sizes and styles but result in essentially the same facade.

TYPICAL STOREFRONTS



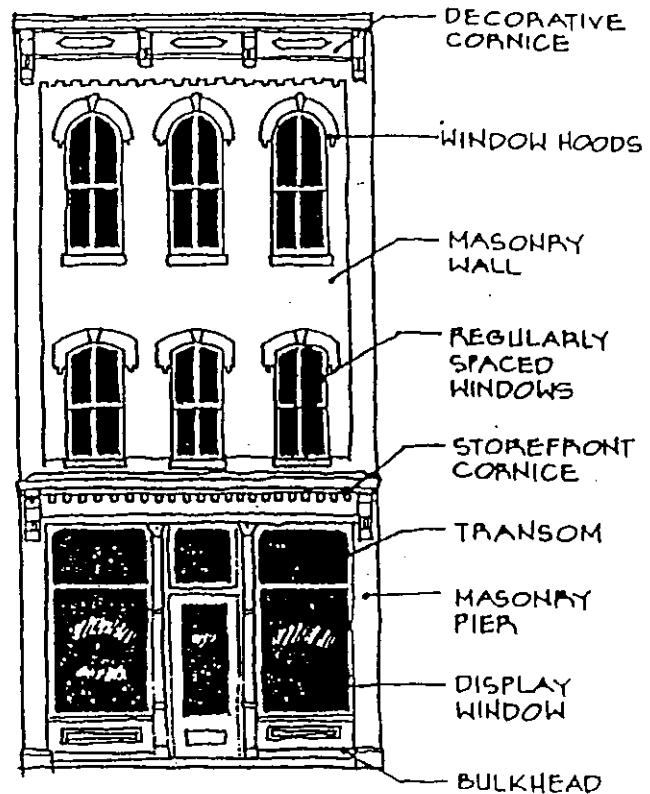
Mid 1800s to early 1900s

- BOLDLY DECORATED CORNICE.
- CAST IRON COLUMNS.
- LARGE DISPLAY WINDOWS.



Early 1900s to 1930s

- SIMPLIFIED CORNICE.
- TRANSMON WINDOWS OVER DISPLAY WINDOWS.
- METAL WINDOW FRAMES.

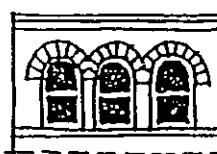


TYPICAL UPPER FACADES



Mid to late 1800s

- BOLDLY DECORATED CORNICE AND WINDOW HOODS.
- NARROW WINDOW OPENINGS.



Late 1800s to early 1900s

- CORBELED BRICK CORNICE.
- LARGE WINDOW OPENINGS.
- ARCHED WINDOW OPENINGS.



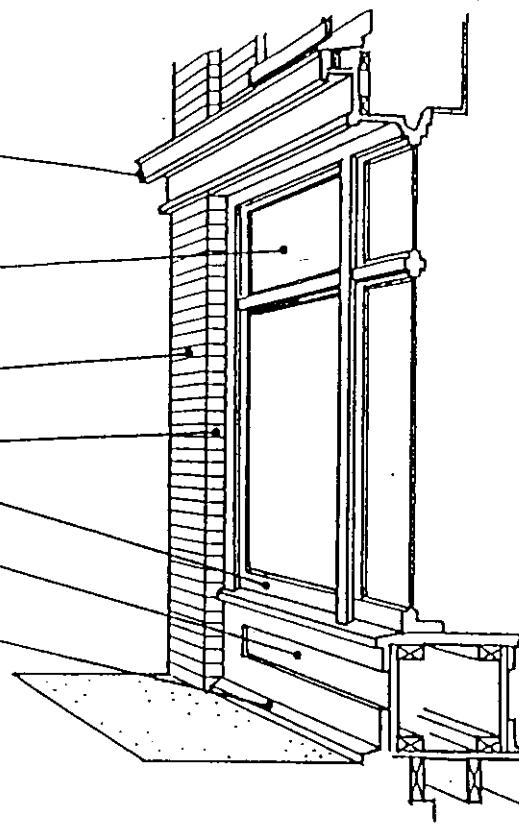
Early 1900s to 1930s

- CORBELED BRICK CORNICE.
- LARGE WINDOW OPENINGS WITH MULTIPLE WINDOW UNITS.

COMMERCIAL STOREFRONTS

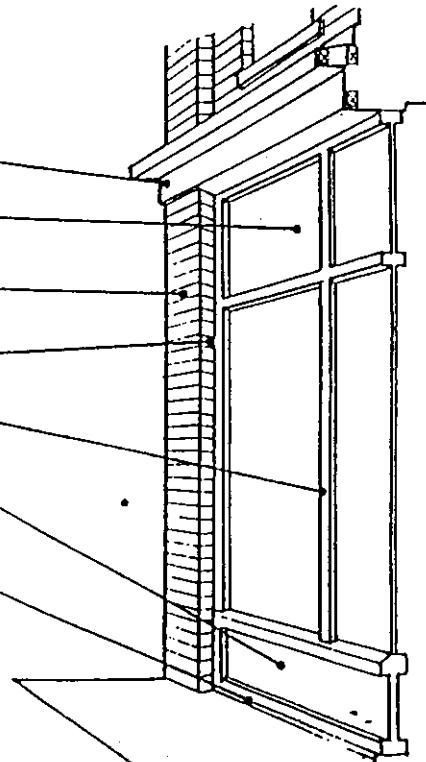
STOREFRONT WITH TRADITIONAL MATERIALS

- A cornice can be constructed with wood framing, plywood and moldings with a sloping sheet metal cap to shed water. The cornice spans the top of the storefront, often covering a structural beam or unfinished brick.
- Transoms are optional design elements that help to break up the massive effect of very large sheets of glass. Transom windows can be clear, tinted or stained glass.
- Masonry piers are uncovered and match the upper facade.
- The storefront is recessed 6 inches into the opening.
- The storefront and windows are framed in wood. The sill slopes forward for drainage.
- The bulkheads are constructed with wood framing and a plywood back with trim applied to it.
- The storefront rests on a masonry or concrete base to prevent water damage.



STOREFRONT WITH CONTEMPORARY MATERIALS

- A cornice is made with sheet metal over a wooden frame.
- Optional transoms can be stained glass, clear glass or opaque.
- Masonry piers are uncovered and match the upper facade.
- The storefront is recessed 6 inches into the opening.
- The storefront and windows are framed with dark anodized aluminum or painted aluminum.
- Bulkheads are constructed of aluminum framing and a plywood panel clad with aluminum.
- The storefront rests on a masonry or concrete base.



COMMERCIAL STOREFRONTS

The appearance of downtown is the result of an evolutionary process in which building either stay the same, are altered or are completely replaced. This process is continuous and inevitable. But its success or failure depends on how sensitive these changes are to the existing framework of buildings.

The typical Main Street facade inherently exhibits some basic qualities resulting from its architectural style, construction materials and composition.

Sensitive change accepts these facade qualities and builds on them. The result is a harmonious blending of new design elements within the existing facade.

Insensitive change on the other hand, ignores and often eliminates the design qualities of the original building and creates an unnecessary clash between new and old.

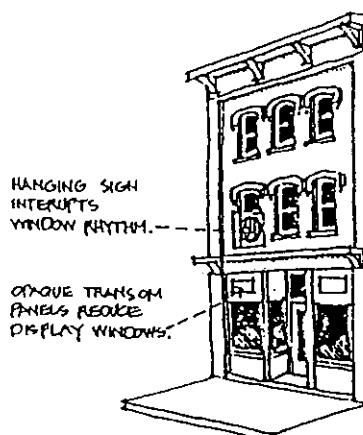
The series of drawings below shows how a typical facade might have changed over time.

Changes happen gradually and have a cumulative effect on a building's appearance. While some alterations are hardly noticeable, change upon change over the years can completely ignore the original facade.

1. THE ORIGINAL FAÇADE—
THE VISUAL RESOURCE



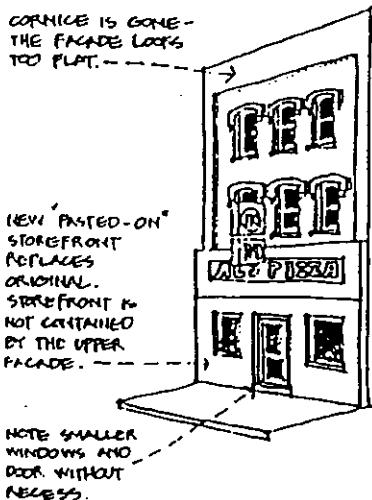
2. MINOR FAÇADE CHANGE



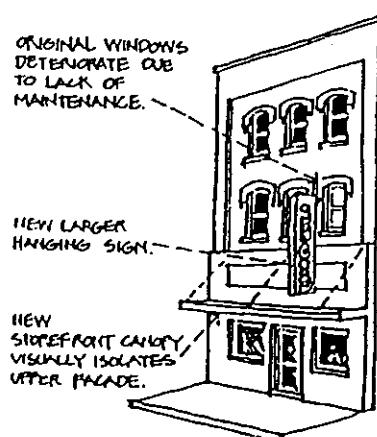
3. MORE MINOR FAÇADE
CHANGE



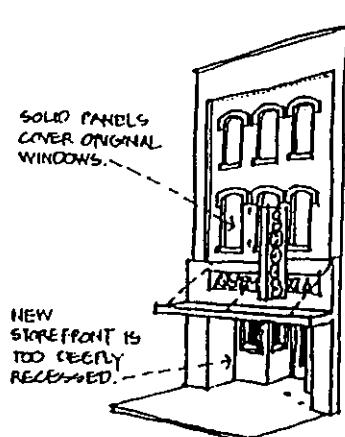
4. STOREFRONT
REMODELING—
THE FAÇADE LOOKS
CUT IN HALF.



5. MORE STOREFRONT
CHANGE



6. ANOTHER STOREFRONT
REMODELING



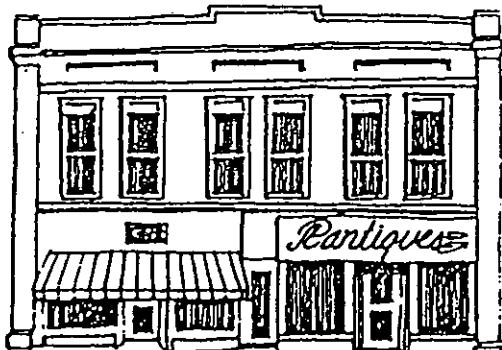
SIGNS

Signs are a vital part of any Main Street. With a sign, you can call attention to your business and create an individual image for your store. but it is often forgotten that signs contribute to an overall image as well. A successful sign can reinforce the image of the downtown as well as serve the needs of the business.

- Flush-mounted signs are encouraged. Projection signs should be limited in size and number.
- A flush-mounted sign may extend the width of the storefront but should not be more than 2 1/2 feet high. The sign should be mounted somewhere above the storefront display windows and below the second-story window sills. Generally, lettering should be 8 to 18 inches high and occupy only about 65 percent of the sign board.
- A storefront should not have more than two signs--one primary and one secondary.

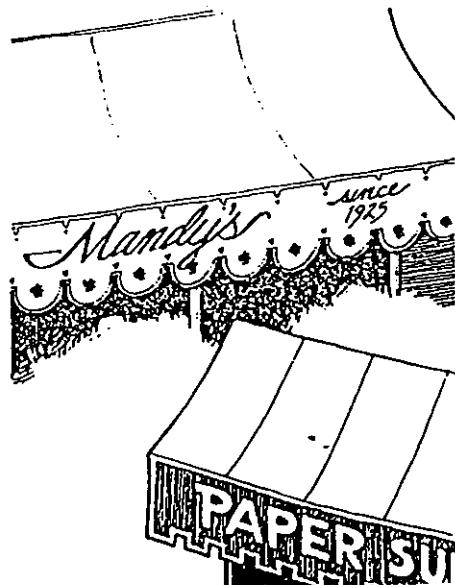
Signs located on the facade over the storefront should be coordinated with the overall architectural design of the facade and horizontal elements of other buildings in the blockface.

- Do not cover existing architectural features, such as windows or cornices, with signs. Where the upper portion of the building facade is occupied by decorative features, an alternate location for signs should be found such as an awning or on the shop window.



YOUR BEST ADVERTISING!

- Window signs should not obscure the display area. Generally, not more than 35 percent of the window space should be used for signage.
- Sign colors should compliment the colors of the building. Light colored letters on a dark background are effective.
- A sign should express an easy to read, direct message: keep it simple. Graphic symbols or simple verbal messages are most effective. Messages are most easily read when both upper and lower case lettering is used.
- Signs should never be large enough to overpower the shop or obscure architectural features.
- Individual shop signs in a single storefront should relate to each other in design, size, color, placement on the building and lettering style.
- Illuminated signs can be appropriate if they respect the proportions of the storefront and the above outlined guidelines. Painted signs can be illuminated with florescent or incandescent lights. Internally lit signs are most effective with light letters on a dark opaque background. Exposed neon letters can also be effective, adding color and vitality to the street.
- Awnings or canopies may be used for signage when appropriate. Signs can be hung beneath a canopy to address the pedestrian traffic which is most predominant in a downtown shopping district.



AWNINGS

The canvas awning was an important design element in the traditional storefront. It provided cover, added color and served as a transition between the storefront and the upper facade.

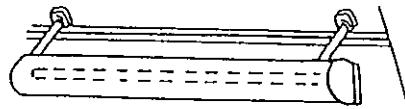
- Use fabric awnings, such as canvas, vinyl-coated canvas or acrilan, as opposed to metal or other material. Aluminum awnings or canopies generally detract from the historic character and should not be erected. If a flat canopy exists, it can be dressed up with a 12 to 24 inch awning valance. Whenever possible, maintain existing awnings.
- Continuous awnings along a storefront are encouraged; however, their shape and mounting height on the building must be coordinated with awnings on adjacent buildings. City code requires that awnings must be erected no less than 8 feet above the sidewalk. The awning should project out between 4 and 7 feet from the building.
- In general, brightly colored awnings add sparkle to the streetscape and are encouraged. "Day-glo" colors not appropriate.
- An awning should reinforce the frame of the storefront and should not cover the piers or the space between the second-story window sills and the storefront cornice.



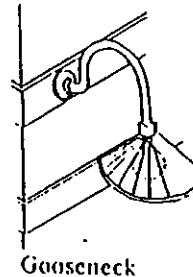
LIGHTING

Night-time appearance of a building is an important consideration in building design. Lighting may also serve an auxiliary security function, as well as promote the business after hours.

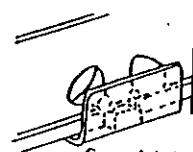
- Use lighting efficiently and sparingly to highlight display windows, entrances, signs and architectural detail.
- Balance the intensity of overall lighting with that of display windows.
- Light sources should be indirect (shielded). Avoid high-intensity flood lights or lights directed at the shopper.



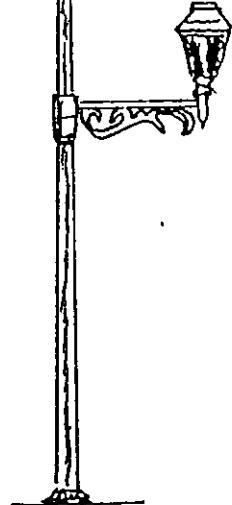
Fluorescent Tube



Gooseneck



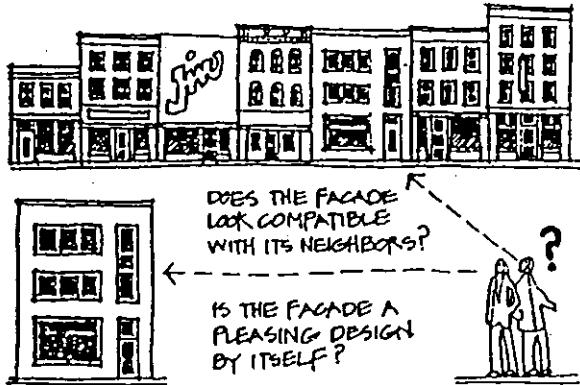
Spot Light



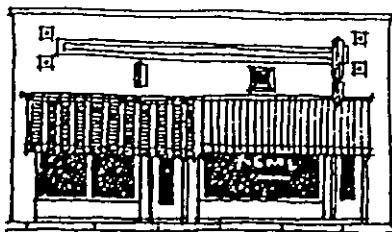
COORDINATION OF TREATMENTS

The coordination of treatments among a group of contiguous storefronts is necessary to create a successful overall appearance.

- When considering the building color selection, sign location and size and awning location, always look at the storefronts on either side and consider how to coordinate new treatment with what already exists. Try to avoid strikingly different uses of proportion when planning critical elements such as the arrangement of building windows and doors.
- Where possible, continue or accent horizontal lines such as building trim, cornice lines or decoration from one shop to the next.
- Treatments of side street and alley facades should be consistent with the treatment of the front facade.
- Alley facades should be kept clean and uncluttered. They should be painted to match the rest of the building. Trash and utility meters and connections should be kept out of sight or painted to blend with the facade.
- Where alleys are used as pedestrian walkways between parking and shopping streets, the facade of commercial buildings facing the alley should be treated



NEW CANVAS AWNINGS AND REMODELED STOREFRONTS FLATTER THE EXISTING FAÇADE.



MAINTENANCE

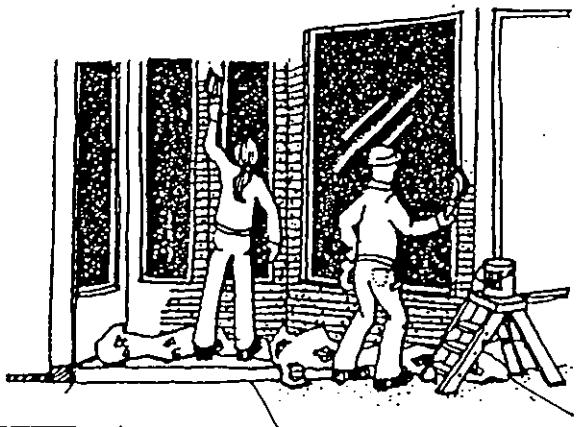
Proper maintenance is important for the continued success of retail business in the Main Street local program area. Maintenance is better than any quick-fix approach. It prolongs the life of the building while relying on the quality of the original materials and intended design.

Your building is a 24-hour-a-day advertisement for your business. Postponing or ignoring minor maintenance will be noticed by your customers.

- The highest priority should be given to maintenance items necessary for weather protection. These are areas where the use of high quality materials will reap the most cost savings by being lower maintenance. These items include, but are not limited to:

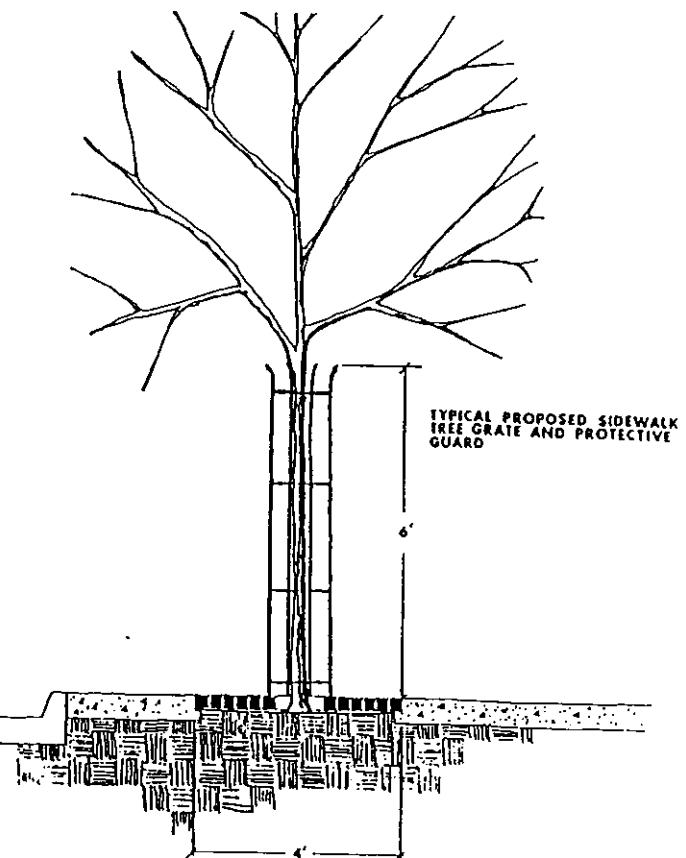
- Roof repair and replacement as required.
- Exterior wall repair and painting.
- Periodic cleaning of gutters and other roof drainage devices.
- Replacement or repair of flashing and caulking.
- Replacement or repair of broken glass.
- Repair or replacement of leaking window and door frames and glazing.

- Periodic inspection should be undertaken to ensure existing wood trim or architectural features remain in good condition. Regular cleaning of exterior glass and fixtures, replacing light bulbs and repainting facade elements are essential for an attractive appearance.

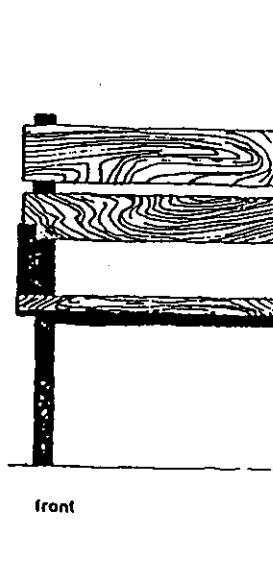
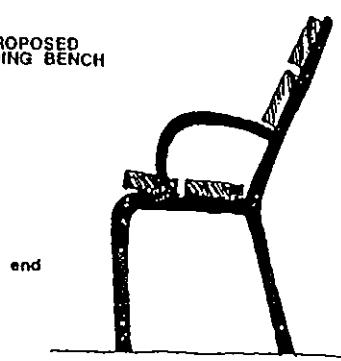


STREETSCAPE

The Fort Scott streetscape is an integral part of the established historic district. In the context of these guidelines the streetscape includes all of the public components (i.e. paved streets, sidewalks, streetlights, public signs, trash receptacles, benches, and kiosks) and private components (awnings, benches, planters, trash receptacles) which cover or can be placed on the sidewalk immediately in front of or adjacent to any building fronting on a public street. Private, commercial or retail signs are not addressed as part of the streetscape, but are included in a specific section of these guidelines. All of the components or elements of the streetscape should be texturally, physically and visually compatible with the context of the historic district. The sidewalk immediately in front of an existing building or vacant lot shall be free of any objects which will impede or prohibit normal pedestrian traffic or shall physically endanger any pedestrian. All landscaping (trees and shrubs) of the streetscape shall be considered a responsibility of the City of Fort Scott with the exception of any window boxes or planters which are attached to or adjacent to any building fronting on a public street. The window boxes or planters and cultivated flowers shall be maintained at the discretion of the building occupant(s).



TYPICAL PROPOSED
FREESTANDING BENCH



APPENDIX A

CITY OF FORT SCOTT ORDINANCE NO. 17.08.010

Chapter 17.08

H HISTORIC DISTRICT

Sections:

17.08.010	Intent and purpose.
17.08.020	Application for rezoning.
17.08.030	Certificate of appropriateness--Design Review Board Application
17.08.040	Certificate of appropriateness--Considerations.
17.08.050	Certificate of appropriateness--Approval.
17.08.060	District regulations.
17.08.070	Uses.
17.08.080	Area, setback, frontage, yard and parking regulations.
17.08.090	Structural alterations.
17.08.100	Fees and expenses.

17.08.010 Intent and purpose. Creation of the H Historic district is intended to promote the educational, cultural, economic and general welfare of the public through the preservation and protection of historic buildings; through the development of an appropriate setting for these buildings; and through the benefits resulting to the economy of Fort Scott by developing and maintaining its vacation travel industry through the promotion of these historic areas. (Ord. 2607 §1, 1976).

17.08.020 Application for rezoning. Application for zoning classification in the H Historic District shall be made by the property owner. (Ord. 2507 §2, 1976.)

17.08.030 Certificate of appropriateness--Design Review Board--Application. Application for a certificate of appropriateness shall be made to the zoning administrator for the city. The city commission shall appoint a design review board to review the certificates of appropriateness and make a recommendation to the city commission in determining the appropriateness of design and architectural techniques to be utilized in maintaining the historic integrity in the historic district. The design review board shall have no more than thirty days from the date the application is filed to make said recommendation to the city commission. The design review board shall consist of six members to serve three-year terms. At the inception of the board there will be two members chosen for one-year terms, two members chosen for two-year terms, and two members chosen for three-year terms. Thereafter all terms will be for three years. (Ord. 3016 §1, 1990: Ord. 2607 §7, 1976.)

17.08.040 Certificate of appropriateness--Considerations. The city commission shall not consider interior arrangement, relative size of the building or structure, or features not subject to any public view, and shall not make any requirements except for the purpose of preventing developments obviously incongruous to the purposes of the Historic District within which the structure is located. The board of commissioners shall consider the following in passing upon the appropriateness of proposed architectural changes and proposed uses:

- A. Exterior architectural features, including all signs, which are subject to public view from a public street, way or place;
- B. General design and arrangement;
- C. Texture, material and color;
- D. The extent to which the appearance of the structure would be harmonious with or obviously inappropriate to the historic character and value thereof;

APPENDIX A

E. In case of a building proposed to be demolished or razed, a primary consideration will be the extent to which its continued existence would tend to protect irreplaceable historic places and/or structures and to preserve the general historic atmosphere of the city;

F. The extent to which the proposed alteration of the structure or the proposed use thereof will promote or injure the general welfare of the inhabitants of the city and all citizens in promoting the preservation and protection of historic places and areas. (Ord. 2607 §8, 1976).

17.08.050 Certificate of appropriateness-Approval. Decisions of the board of commissioners will be incorporated in certificates of appropriateness when approved or there shall be written reasons for disapproval. Immediately upon approval by the board of commissioners of any application to erect, reconstruct, alter, restore or raze a building, a certificate of appropriateness signed by the mayor and bearing the date of issuance shall be made available to the applicant. The building inspector shall refuse to honor any request for a building permit without such a certificate of appropriateness; but a certificate of appropriateness will in no way affect the requirement to comply with the other provisions necessary to obtain a building permit. (Ord. 2607 §9 1976).

17.08.060 District regulations. In the H district, no land shall be used and no structure shall be used, demolished, reconstructed, restored, painted, altered, enlarged or erected except in conformity to the provisions of this chapter. (Ord. 2607 §3, 1976).

17.08.070 Uses. The H district designation shall neither enlarge or restrict any use permitted within the zoning district within which the historical structure was situated prior to the application of the H district designation. (Ord. 2607 §4, 1976).

17.08.080 Area, setback, frontage, yard and parking regulations. Structures within a historic district shall not be altered so as to not conform to the general established pattern already in existence in the district insofar as area, setback, frontage, yard and parking regulations are concerned. (Ord. 2607 §5, 1976).

17.08.090 Structural alterations. A. No building within a historic district may be demolished, in whole or in part, nor may any external architectural feature of a building be altered, without prior approval of the board of commissioners. Neither shall any building or structure hereafter be erected, reconstructed, altered or restored within a historic district unless and until an application for a certificate of appropriateness shows it has been approved by the aforementioned board of commissioners. Review of such application by the board of commissioners will include an analysis of external architectural features, including signs which are subject to view from any public street, or place.

B. Nothing contained in this section shall preclude alteration or reconstruction of the interior portion of any structure within a Historic district, so long as the same shall in no way alter the external appearance of such structure. (Ord. 2607 §6, 1976).

17.08.100 Fees and expenses. A. A fee of two dollars shall be charged to an applicant seeking a zoning amendment which would classify property within the H Historic district.

B. A fee of one dollar shall be charged to an applicant seeking a certificate of appropriateness, as provided in this chapter.

C. Unless otherwise provided, all additional expenses of obtaining a zoning amendment classifying property within the H Historic district, including, but not limited to, publication costs, shall be paid by the applicant. (Ord. 2607 §7 1976).

APPENDIX B

CERTIFICATE OF APPROPRIATENESS
FORT SCOTT "H" HISTORIC DISTRICT
NEW CONSTRUCTION

Name of Applicant:

Date:
Phone:

Name of Business (If Applicable) | Address of Proposed Changes:

Application Received By:

NEW CONSTRUCTION

Elevations: Scaled drawings of elevations that face any street within the District, i.e.: corner lot buildings will have two elevations and buildings with exposed elevations front and rear will require two plans.

Materials List: Full list of exterior materials and color samples. Material samples may be required. (see staff)

Site Plan: A scaled site plan of the proposed construction including landscaping, on premises parking and added utilities or other elements.

Photographs of Site: At least one good photograph of the proposed site. Additional photographs, viewing the site from other areas within the District will be welcomed.

Description of Proposed Changes:

Design Review Board: Approved Disapproved

Comments:

Chairman _____ Date _____

Fort Scott City Commission: Approved Disapproved

Comments:

Mayor _____ Date _____

CERTIFICATE OF APPROPRIATENESS
FORT SCOTT "H" HISTORIC DISTRICT
DEMOLITION

Name of Applicant:

Date:
Phone:

Name of Business (If Applicable) | Address of Proposed Changes:

Application Received By:

DEMOLITION

Photographs of Structure: As many interior and exterior views of the structure as possible to illustrate the general condition of the property.
Cost to Date of Building: Current valuation of the property improvements.
Demolition Cost: Estimate of demolition of building, removal of debris and grading of property following demolition.

Description of Proposed Changes:

Design Review Board: Approved Disapproved

Comments:

Chairman _____ Date _____

Fort Scott City Commission: Approved Disapproved

Comments:

Mayor _____ Date _____

APPENDIX B

**CERTIFICATE OF APPROPRIATENESS
FORT SCOTT "II" HISTORIC DISTRICT
ADDITION/ALTERATION TO EXISTING STRUCTURE**

APPENDIX B

CERTIFICATE OF APPROPRIATENESS
FORT SCOTT "H" HISTORIC DISTRICT
SIGNS

Name of Applicant:

Date:

Phone:

Name of Business (If Applicable)

Address of Proposed Changes:

Application Received By:

SIGNS

Drawing of Sign: A scaled drawing giving exact outline dimensions of the sign, size and type of lettering, and color samples.

Location: Indicate if the sign is to be free standing, supported by posts, affixed to a wall, etc.

Photograph of Existing Building: A view of the proposed location of the sign in relation to the building and the site.

Description of Proposed Changes:

Design Review Board: Approved Disapproved

Comments:

Chairman _____

Date _____

Fort Scott City Commission: Approved Disapproved

Comments:

Mayor _____

Date _____

APPENDIX C
GOVERNMENTAL FUNDING SOURCES
FOR RESTORING HISTORIC PROPERTIES

There are basically two sources of federal funding for the restoration of historic properties. Both of these programs are administered at the state level, and contacts should be made directly with the appropriate agency.

(1) HISTORIC PRESERVATION FUND GRANTS-IN-AID

Federal Program Catalog No. 15.904

This program is administered by the State Historic Preservation Officer. Available funds are allocated to the states, which usually have competition for the grants.

Eligible to Apply: Local governments, non-profit and for-profit organizations and/or individuals.

Match Requirement: 50%

Uses of the Funds: Acquisition, protection, stabilization, preservation, restoration, rehabilitation and construction of historic properties.

(2) COMMUNITY DEVELOPMENT BLOCK GRANT SMALL CITIES PROGRAM

Federal Program Catalog No. 14.219

This program is administered by the Kansas Department of Commerce, Community Development division. Competition is scheduled one a year. Rehabilitation of historic properties is just one of many eligible activities.

Eligible to Apply: Local units of government. The governmental unit must own the property during the term of the project.

Match Requirement: Technically, there is no requirement for matching funds. However, the competitive scoring system favors projects which do provide matching funds. The maximum points are awarded for matching 50% of the project cost.

Uses of the Funds: At least 51% of the persons benefiting from the project must be classified as low-to-moderate income persons. Funds cannot be used for a building which will be used for the normal conduct of government, such as a City Hall. Eligible uses would include senior citizen centers, community centers, recreation centers or auditoriums.

APPENDIX D

INFORMATION SOURCES FOR HISTORIC PRESERVATION AND RENOVATION

GENERAL

Partners for Livable Places
2120 P Street, NW
Washington, DC 20037

Neighborhood Information Sharing Exchange
1725 K Street, NW, Suite 1212
Washington, DC 20006

International Downtown Executives Association
915 Fifteenth Street, NW, Suite 900
Washington, DC 20005

PLANNING AND DESIGN

American Society of Landscape Architects
1750 Old Meadow Road
McLean, Virginia 22101

American Society of Planning Officials
1313 East 60th Street
Chicago, Illinois 60637

American Institute of Architects
1735 New York Avenue, NW
Washington, DC 20006

PRESERVATION

National Trust for Historic Preservation
Headquarters
1785 Massachusetts Avenue, NW
Washington, DC 20036

Kansas State Historical Society
Historic Preservation Department
120 West Tenth St.
Topeka, Kansas 66612

National Park Service
U.S. Department of Interior
Washington, DC 20240

CREDITS

Downtown Fort Scott Program
Kansas State Historical Society
City of Fort Scott
Design Review Board

Fort Scott Downtown Redevelopment
Advisory Board (1981 Master Plan)
Community Redevelopment Agency,
NBS Mainstreet, Inc., New Smyrna
Beach, Florida