

Although every building has its own detail, character and identity, there are design patterns that can be applied to the historic storefronts in downtown Independence. This brochure offers some suggestions when a rehabilitation is being considered but it does not take the place of an architect or contractor. Professional assistance will probably be necessary.

1. Locate old photographs of the building to determine how it originally looked.
2. Become familiar with the architectural features or details of the building (cornices, ornaments, windows, etc.) that contribute to its historic character.
3. Investigate to see if the architectural detail has been covered over or removed (often times parts may be stored in basements or upper floors).
4. Evaluate the condition of the building façade, and the amount of money budgeted for the project, to determine whether to undertake a minimal rehabilitation, a major renovation or a complete restoration.
5. Formulate a rehabilitation strategy sympathetic to the historical integrity of the building and its relationship to adjacent buildings.
6. After the rehabilitation has been completed, remember proper maintenance. Neglected maintenance frequently results in insensitive alterations (e.g. broken windows get boarded over, deteriorated cornices get removed, damaged leaded glass transoms get covered with aluminum, etc.)

## Why Rehabilitate?

1. A clean, restored downtown reflects pride in the community which makes it easier to attract local shoppers, tourists, new businesses and industries.
2. Rehabilitated storefronts not only define our past and give us our unique sense of identity, but also prolongs the life of the buildings.
3. There are many economic advantages including grants and historic tax credits for certified historic structures. Details of these programs can be obtained through the City of Independence.

For additional information please contact:

David Cowan, Building Inspector

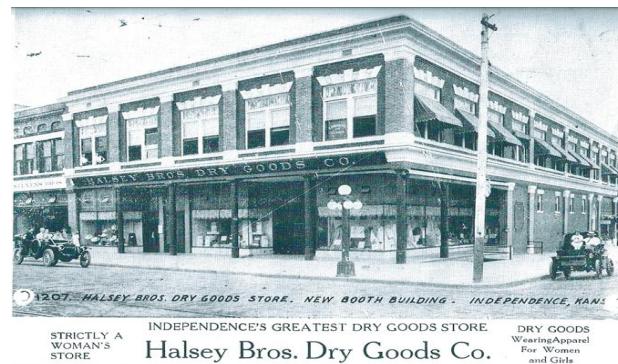
City of Independence

120 North 6th Street

Independence, KS 67301

(620) 332-2528

**Young, Dwight** - "Saving old buildings and neighborhoods is an enormously effective way to provide continuity in the places where we live."

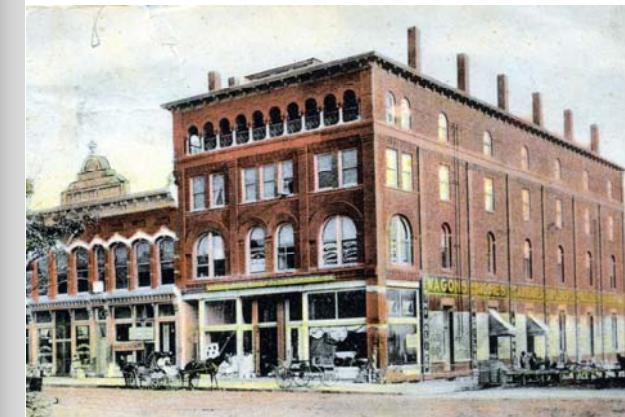


— Southeast Corner of 8th/Myrtle, Independence, KS.



**INDEPENDENCE**  
KANSAS

## Guidelines for Rehabilitation of Storefronts in Downtown



By evaluating the components of a storefront as well as their existing condition, a successful rehabilitation is more likely. — Southeast Corner of 8th/Main, Independence, KS.

**City of Independence**  
**120 North 6th**  
**Independence, KS**  
**67301**  
**(620) 332-2500**



## Do's and Don'ts for Rehabilitation of Storefronts in Historic Downtown



The "modern" front was removed from this building and the store front was restored. — 212 N. Penn, Independence, KS.

- Preserve architectural details (like cornices).
- Paint traditional/compatible colors. Choose right combination of color for minor trim, major trim and base color.
- Replace windows that fill entire opening. Use similar or appropriate style windows.
- Clean and tuck-point masonry wall.
- Consider color, texture and building materials of building and adjacent buildings.
- Use simple signs with an easy-to-read direct message. Consult the Sign Ordinance in the City's Planning and Zoning Code (available at [www.IndependenceKs.gov](http://www.IndependenceKs.gov)).
- Choose an awning material, color and design which enhances the character of the building.
- Distinguish between the store front and the upper façade, but make them compatible.

### DO



**Morris, William** - "These old buildings do not belong to us only, they belong to our forefathers and they will belong to our descendants unless we play them false. They are not in any sense our own property to do with as we like with them. We are only trustees for those that come after us."



Try to locate old photographs or prints to determine what alterations have been made to the storefront and when they were undertaken. Awnings were common elements of storefronts at the turn of the century. — Northwest Corner of Penn/Main, Independence, KS.



JC Penney, 1981

This building's architectural features have been totally obscured by a "modern" front. — 212 N. Penn, Independence, KS.

### DON'T

- Remove or cover architectural details.
- Paint bright colors or apply paint to surfaces not intended to be painted (e.g., masonry walls or transom glass).
- Board over or enclose window openings.
- Replace windows with small ones and infill.
- Sandblast.
- Install metal panels, barn siding or bright shiny surfaces.
- Use large and flashy signs.
- Install sign before checking the City's Sign Ordinance.
- Install a plastic canopy or metal awning.
- Create a new design by either using inappropriate historical themes or contemporary materials not compatible with the historic character of the building.
- Add fake "historic" details.