

# THE LEAWOOD HISTORIC COMMISSION

## Suggestions for Preserving the Historic Integrity of Your Home



VOIGHTS HOME • 103rd & Lee Boulevard

# Suggestions for Preserving the Historic Integrity of Your Home

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## LEAWOOD HISTORIC COMMISSION

The following suggestions by the Leawood Historic Commission are recommended actions to ensure the preservation, protection and perpetuation of structures and sites determined to be of archaeological, architectural, cultural, historical or scenic significance to the City of Leawood as provided in the Nomination to the Leawood Historic Register and Application for Designation Leawood Historic Structure or District. (see Leawood Historic Register)

### **It is not the intention of these suggestions –**

- To require the reconstruction or restoration of individual or original buildings,
- To prohibit the demolition or removal of such buildings,
- To impose architectural styles from particular historic periods, or
- To interfere with an individual's use of private property.

However, the Historic Commission encourages owners or developers who plan to make improvements to a structure or site that has been determined to be a Leawood Historic Structure or a Leawood Historic Site to be familiar with the suggestions offered by the Historic Commission.

Leawood Historic Commission suggestions do not replace or excuse owners or developers from conforming with the various laws of the City, including the code of the City of Leawood, zoning ordinances or building codes.

## **1. New Construction and Additions**

Proposed new construction and additions should be designed to ensure that the resulting form and appearance are consistent with the visual character of the affected historic area as well as compatible with the architectural style, design, scale, texture and materials of the original structure or site.

New additions and adjacent or related new construction should be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

New additions, exterior alterations, or related new construction should not destroy historic materials that characterize the property.

The new work should be differentiated from the old and should be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment. The following elements should be carefully considered:

**Height:** The height of the proposed structure or addition should be compatible with the character of the historic area.

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**Proportion of Structure's Front Facade:** The proportion between the width and height of the proposed structure or addition should be compatible with the character of the historic area.

**Proportions of Openings into the Facility:** The proportions and relationships between doors and windows should be compatible with existing structures in the historic area.

**Relationship of Building Masses and Spaces including Setback and Placement on the Lot:** The relationship of the proposed structure or addition to the open space between it and adjoining structures should be compatible with the character of the historic area.

**Roof Shapes, Forms and Materials:** The design of the roof should be compatible with the character of the historic area.

**Landscape and Site Accessories:** Landscaping and site accessories should be sensitive to the individual structure, its occupants and their needs. The landscape treatment should compliment the character of the historic area.

**Scale of Structure:** The scale of the proposed structure or addition should be compatible with the character of the historic area.

**Directional Expression of Front Elevation:** Street facades should compliment other structures with regard to directional expression. When other structures in the streetscape have a dominant horizontal or vertical expression this should be reflected.

**Architectural Details:** Architectural details and materials should be incorporated as necessary to relate the new the existing structures and to preserve and enhance the inherent characteristics of the area.

**Exterior Construction Materials:** Exterior materials, including textures and patterns, should be compatible with the character of the historic district.

## 2. Alterations

- Proposed alterations should be designed to ensure that the resulting form and appearance is consistent with the visual character of the affected historical area as well as compatible with the architectural style, design, scale, texture and materials of the original structure or site.
- The historic character of a property should be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property should be avoided.
- Each property should be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, should not be undertaken.
- Must properties change over time; those changes that have acquired historic significance in their own right should be retained or preserved.
- Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property should be preserved.

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## 3. Demolitions

*“Historic buildings are irreplaceable community assets...with each succeeding demolition or removal, the integrity of a community’s heritage is eroded.”*

(Manassas Design Guidelines)

With this in mind, the Leawood Historic Commission encourages exploring alternatives to demolition or substantial renovation.

## 4. Repair and Maintenance

The Leawood Historic Commission encourages owners, tenants or leasees to correct deteriorated, decayed, damaged, or structural defects to Leawood Historic Structures/Sites.

- Chemical or physical treatments, such as sandblasting, that cause damage to historic materials should not be used. The surface cleaning of structures, if appropriate should be undertaken using the gentlest means possible.
- Deteriorated historic features should be repaired than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing or deteriorated features should be substantiated by documentary, physical or pictorial evidence.