



GLMVArchitecture

April 8, 2022

The City of Lee's Summit, Missouri
c/o Ms. Jennifer Gerlach, Director of Design & Construction
LANE4 Property Group
4705 Central Street
Kansas City, Missouri 64112

Subject: Lee's Summit Downtown Market Plaza / Ice House Assessment Summary
GLMV Project No. 18225R21006

Dear Jennifer:

This correspondence serves to offer an executive summary of investigations and assessments made at structure located at 203 SE Green Street in Lee's Summit, Missouri. The referenced structure is commonly referred to by the community as the "Ice House". The Ice House is within the limits of the parcels being considered for redevelopment and improvements as part of the Downtown Market Plaza development (the "Project"). This summary intends to consolidate the findings of several assessments and investigative efforts and offer recommendations for the viability of the Ice House to be incorporated into the Project. The detailed reports of such assessments and investigations are attached hereto.

INTRODUCTION & PURPOSE

The Ice House is a structure that dates to before the turn of the twentieth century. The City of Lee's Summit has elected to undertake due diligence research and assessment as part of this Project to document existing conditions, explore potential redevelopment strategies, and determine costs to rehabilitate the structure to ready it for future reuse.

On January 20, 2022, participants in the Downtown Market Plaza development project under Contract with the City of Lee's Summit visited the Ice House to conduct such due diligence evaluations of the structure. This included representatives of LANE4 Property Group (LANE4), the Master Developer, and GLMV Architecture (GLMV), the Master Architect. City Planning Department staff provided access to the assessment team. The parties present on the site were as follows:

Shannon McGuire	City of Lee's Summit
Jennifer Gerlach	LANE4 Property Group
Paul Michell	GLMV Architecture
Daniel Pierce	GLMV Architecture
Rachel Consolloy	Rosin Preservation
Adam O'Kane	Leigh+O'Kane
Amanda Bush	Leigh+O'Kane

The written results of the site visit are provided to the City of Lee's Summit for the purpose of outlining both the challenges and opportunities associated with rehabilitation of the Ice House, and to document the probable costs associated with such. While this summary offers professional opinion and general guidance, GLMV does not dictate a particular course of action. Rather, the purpose of these assessments is to inform the City of its options and allow them to make decisions in the best interest of the community and the Project, and in consideration of available funding for the Project as a whole.

BACKGROUND

The original Ice House was constructed of rubble stone in 1896 at the southeast corner of Green and 2nd streets. The original function and purpose of the building and associated site was that of a meat packing operation and it functioned as such for nearly three decades. By 1927, the structure was operating as an ice production plant known as the Community Ice Company. By 1945, a brick/clay addition was made at the northeast corner of the original structure, creating an L-shaped building.

After the Community Ice Company sold the building, it functioned as an auction house, a furniture store, and a motor vehicle repair shop. Between 1955 and 1962, the owners constructed a one-story addition at the northeast corner to infill the L. The Ice House was vacated within the past three years.

STRUCTURAL & EXISTING CONDITIONS

The exterior walls are load bearing and consist of stacked stone. The first floor and ceiling structure is framed in a combination of original and replacement dimensional lumber. Some heavy timber framing exists. The roof structure consists of wood rafter and ceiling joist systems with steel tie rods. Some tie rods are missing. There is significant fire damage at the roof structure. Modifications to wood framing have taken place throughout the structure that compromises the integrity of load bearing systems.

There are portions of the existing structure that would need to be replaced to meet current building codes. Missing tie rods will need to be replaced. Fire damaged structural members would need to be removed and replaced with appropriately designed new framing. This will require modifications and replacements to some of the roof rafters and ceiling joists at affected areas. The first-floor structure will likely require modifications and strengthening to meet the occupancy and building code requirements. Exterior walls will require tuckpointing.

The structural assessment was limited to the original 1896 structure and only to the extent that structure was visible and exposed. No structural analysis of the building's load bearing members was included as part of this assessment. Future more detailed analysis and structural remediation design would need to be performed when any viable future use of the Ice House was determined.

ENVIRONMENTAL CONDITIONS

Phase I Environmental Site Assessment and Limited Phase II Environmental Site Assessment was previously performed by a separate professional services firm under contract with the City of Lee's Summit. A report of their findings was issued on November 25, 2019. That report is 615 pages and is not included herein given the volume of information provided in that report.

The report stated that numerous Recognized Environmental Conditions (REC) were present in the Ice House given the previous use as a motor vehicle repair business. These REC included oil-range petroleum hydrocarbons, volatile organic compounds (VOCs), and semi-volatile organic compounds (SVOCs) in subsurface soil and groundwater. Assessment also found evidence of elevated lead concentrations in the soil on the property. The REC were considered a material threat to the building and property, as well as adjoining public property.

Additional assessment and mitigation plans may be required if reuse of the Ice House is given consideration. The exact mitigation strategies will likely be influenced by the proposed reuse strategy. Remediation and abatement also will be required for the Ice House if the demolished to address subsurface REC and to prepare the suite for safe reuse.

SUMMARY OF ANTICIPATED WORK

For the Ice House to be redeveloped, the City of Lee’s Summit as the property owner must rehabilitate the existing site and structure to the extent needed to ready it for lease by a future tenant. This work would be typically considered the responsibility of a property owner and not a tenant. We anticipate that the scope of this work to include the following at minimum:

- Gut entire interior of all existing partitions and finishes to expose building structure and existing conditions. This will likely result in finding more remedial work required.
- Perform all necessary environmental remediation.
- Tuckpoint and repair all masonry.
- Stabilize foundation as needed. Helical piers and/or wall anchors.
- Waterproof foundation and basement walls to eliminate moisture intrusion.
- Reinforce all floor, ceiling, and roof structural members to repair damage and achieve code mandated load criteria.
- Replace rough timber (log) framing and inadequate stair infill with new framing, decking, etc.
- The City has not adopted energy conservation code, but exterior walls and roof will need insulation.
- Replace all exterior doors and windows with modern energy efficient products/systems. If historic designation is sought, these products must be compatible with the historic character of the building.
- Peel off existing roofing and replace with new deck and roof system.
- Scope and repair/replace sanitary sewer service as needed.
- Addition of grease interceptor if potential reuse is for restaurant/bar/kitchen operation.
- Verify domestic water service is in good working order. Upsize if needed for likely tenant use.
- Add fire sprinkler service main and backflow preventer. Install sprinkler system to minimum allowed design. If water pressure is not adequate a fire booster pump will be required. Modifications by future tenant to serve their design.
- Add enough heating to stabilize building temperatures and keep services from freezing in cold weather. Final HVAC design and install by future tenant to serve their intended purpose.
- Upgrade electrical service – would need to discuss what that service looks like based on likely future use. Future extension from main panel to power/lighting panels by tenant.
- A/E Services to achieve the above.

This scope of work results in what is frequently referred to as “warm dark shell” and ready for tenant improvements. If the property is sold, this same scope of work would be required prior to improvements that would support business operations.

PROBABLE COSTS

Two separate cost exercises were conducted which evaluated the facility conditions as reported and considered the scope of work outlined herein. Should work on the Ice House commence beyond the end of 2022, additional cost escalation will result.

The following represents the likely cost for initial rehabilitation:

<u>Cost Category</u>	<u>Low</u>	<u>High</u>
Construction Cost	\$1,797,690	\$2,444,655
Construction Escalation to 2022Q4.....	181,033	246,184
Architectural & Engineering Services	295,000	295,000
Detailed Structural Analysis.....	22,500	22,500
Additional Environmental Testing	30,000	40,000
Miscellaneous Soft Costs	50,000	50,000
<u>Contingency (10%)</u>	<u>237,623</u>	<u>309,834</u>
Total Probable Cost	\$2,613,846	\$3,408,173

PRESERVATION & REDEVELOPMENT STRATEGIES

There are several options for redevelopment of the existing Ice House property offered for consideration.

Historic Tax Credits

Both federal and state historic tax credits (HTC) may be available to incentivize the redevelopment of the Ice House. Federal HTC cannot be transferred to new ownership. State HTC are portable to new owners. Both the State Historic Preservation Office and the National Park Service have jurisdiction and authority to review and approve the project.

The program requires that the Ice House be listed in the National Register of Historic Places and that the scope of work for rehabilitation, restoration, and final design must adhere to the Secretary of the Interior's Standards for Rehabilitation. Additional detail on these requirements is given in the attached documentation. The original structure and the northeast addition will likely be deemed to be constructed in the period of historic significance. This means that the northwest addition would not be required to be saved if removal was advantageous to the Project.

Government and non-profit agencies are not eligible for state or federal HTC. Since the Ice House is owned by the City of Lee's Summit, the City cannot take advantage of HTC. Either the City could apply to have the property listed on the National Register first or the property could be sold or leased long-term to an interested party that would undertake HTC applications. Should the City elect to apply for listing on the National Register, that could occur concurrently with sale or leasing processes. This strategy would require a buyer or tenant who could create a financially viable investment opportunity by taking advantage of HTC but also considering restoration/rehabilitation costs and final design and construction costs required to finish the building for the intended reuse strategy and to meet their business needs.

The process to apply for listing on the National Register and for HTC has the potential to lengthen the schedule of the Project due to the separate and sequential application and approval processes that must be undertaken. While possible, there are no guarantees that approval for either will be granted to the buyer of the Ice House.

Reuse Without Designation and Incentives

The redevelopment of the Ice House without listing on the National Register or utilizing HTC is possible. Since the project is located within the Commercial Core Area as defined by the City's Unified Development Ordinance, all exterior facing work must be reviewed for compliance with the Commercial Core Design Standards. There will still be costs associated with bringing the structure into a condition suitable for resale or lease to an outside party. Those costs would be borne by the City of Lee's Summit. Probable cost information is included herein.

Removal of Building from Site

Should the Project funding ultimately include federal funds, potential demolition of the Ice House would trigger additional scrutiny. As the building may be a good candidate for eligibility for the National Register, demolition would result in a finding of "Adverse Effect". Demolition would still be allowed, but preservation efforts may be required such as archival documentation of the structure prior to demolition, preparation of interpretive materials to display at the site, or incorporation of historic materials into future construction projects.

A demolition permit is required within the Commercial Core Area. The permit would stay in pending status for a period of thirty (30) days at which point it would be forwarded to the City's Historic Preservation Commission (HPC). The HPC does not have jurisdiction or authority to act on the permit, but it could be subject to discussion during the next regularly scheduled public meeting.

Additional Costs of Preservation Strategies

Should it be determined that listing the Ice House on the National Register and applying for HTC is advantageous, as much as \$40,000 in historic preservation consulting services may result. If the City opted to start the National Register nomination process prior to leasing to a long-term tenant or sale of the property, the fee for the City would be up to \$12,000.

FINDINGS AND RECOMMENDATIONS

In consideration of the information that was obtained through our team's assessment, we believe that there will be significant challenges to redevelop the Ice House for reuse as part of the Downtown Market Plaza development project. The following summarizes these challenges:

1. Structural and environmental deficiencies present in the existing building and site are numerous.
2. The cost of the initial rehabilitation to make the property ready for a tenant is excessive and does not include final design and construction costs for the tenant to finish the project for their use.
3. Those same rehabilitation costs would be required of a buyer to complete the project. The amount of work required, and the cost of such work would lower the potential sale price. Tenant finish work by the buyer or tenant would still be required in addition to the rehabilitation costs.
4. The application processes for both National Register listing and historic tax credits will delay development of the Project.
5. As the property owner, the City cannot directly apply for historic tax credits, but could engage a long-term tenant (developer) who could fund the rehabilitation and apply for the credits.
6. The City can fund the National Register nomination of the building prior to the sale, to potentially make the property attractive to potential developers.
7. Investors and developers would typically offset a portion of project costs on adaptive reuse projects through historic tax credits. The City could either sell the structure to or secure a long-term lease with an interested party (developer) who could apply for the historic tax credits for a reuse that is compatible with the surrounding development and neighboring properties.
8. Given the costs for redevelopment, we do not believe that a project that would reuse the Ice House would be financially viable for either the City and a future tenant, or a buyer.

Thank you for the opportunity to review the Ice House and offer our assessment of the conditions, opportunities, and challenges associated with potential rehabilitation of the property. Please do not hesitate to contact us if further clarification is needed.

Sincerely,
GLMV Architecture, Inc.



Paul Michell, AIA
Managing Vice President, Kansas City

Ms. Jennifer Gerlach
April 8, 2022
Page 6 of 6

Enclosures: Structural Assessment Report, 8 pages
Statements of Probable Cost, 2 pages
Preservation Assessment Report, 5 pages

Copies to:	Korey Schultz	The Olsson Studio
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	Sam Collins	Collins Webb Architecture
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February 18, 2022

Paul Michelle, AIA
Vice President
GLMV Architecture
9229 Ward Parkway, Suite 210
Kansas City, MO 64114

Re: Lee's Summit Ice House Site Visit

Scope of Services

Representatives from Leigh & O'Kane attended a site visit of the Lee's Summit Ice House on January 21, 2022. The purpose of the visit was to look at the historical structure to determine the feasibility of using the building as part of the Lee's Summit Downtown project. Our review was limited to the original 1896 structure only. Our review is limited to the structure that is visible and exposed, all other structural elements currently covered by architectural finishes have not been observed and are not included in this report. This report is based upon site observations only and no structural analysis of any of the load carrying members is included in our scope of services for this report. The property has additional structures that appear to be additions to the original building. Our site visit did not include review of any additions to the original historic structure.

Structural Systems

The building has stacked stone exterior load bearing walls. The exterior walls would also serve as the lateral load resisting system for the building. The building has a full first floor level. A full basement with partial walkout on the south side. There is a small 2nd floor area that also serves as access to the attic space. The first-floor is framed in dimensional lumber some of which appears to be original to the structure and other portions of the floor have been replaced with modern dimensional lumber. There are three main column lines that support beams framing in the east-west direction. These main girder beams support the floor joists spanning north-south. The columns extend to the roof. The roof structure is a wood rafter and ceiling joist system with steel tie rods. The roof rafters have collar ties and locations of support purlins. The roof is a gable roof that spans north-south and runs the entire east-west direction of the building. There are portions of the structure that would need to be replaced in order to meet current building codes and portions of the exterior stone that will need to be tuck pointed and mortar replaced.

Structural Areas of Assessment

The roof structure is missing some tie rods that will need to be replaced, see *Figure 1*. There has also been fire damage to a large area of the roof. Existing rafter and ceiling joists have had new members sistered to the existing members in locations. The reasoning for the new members was not determined other than possible damage but not all damaged members were



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sistered. Modifications or replacements of some of the roof rafters and ceiling joists will be required, see *Figure 2*.

The first-floor structure will most likely require modifications as well to meet the new building occupancy requirements and current codes. Analysis of the capacity of the existing floor framing would be required to determine what occupancy live load the floor can support. See *Figures 3 and 4*.

The exterior stone walls and CMU walls appear to be in fair condition. Some movement, most likely due to minor settlement is evident but does not look recent. See *Figures 5 and 6*.

Conclusion

Given the age of the structure the general condition of the structural members is generally what would be anticipated. The fire damage to the roof is of concern and will require replacement and further investigation to determine the exact extent of damage and limits of replacement. The floor framing in areas appears to be under sized for an anticipated 100 psf live load for potential future occupancy needs. There are historical members that appear to be rough saw logs with bark still intact that will likely need to be replaced in order to ensure load carrying capacity. There also appears to be a floor infill where there previously existed a stair opening that looks structurally inadequate. The column line on the south of the building does not appear to follow through to the basement in the same manner as the other two adjacent column lines. The concrete columns have been replaced with timber members. These columns will need to be further investigated and determine adequate capacity and review foundations for these columns.



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Figure 1. Roof rafter system with knee boards and tie rods.



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Figure 2. Fire damage of top chord of wood truss.



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Figure 3. Typical floor framing.



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Figure 4. Rough lumber floor framing.



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Figure 5. Settlement of stone exterior wall.



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Figure 6. Settlement interior CMU wall.

Ice House Restoration

Date: 4/5/2022

	TRADE	ESTIMATE	Alt 1:	Alt 2:	Alt 3:	Alt 4:
0200	Cleaning and Dumpsters	\$13,840				
0241	Selective Demolition	\$82,062				
0282	Asbestos Remediation Allowance	\$25,062				
0300	Concrete	\$77,468				
0401	Masonry Restoration	\$73,253				
0420	Masonry	\$56,741				
0510	Structural Steel	\$5,768				
0610	Rough Carpentry	\$116,660				
0620	Finish Carpentry (Labor)	\$4,500				
0710	Dampproofing & Waterproofing	\$12,552				
0721	Thermal Insulation	\$27,103				
0731	Shingles / Roof Tiles	\$37,184				
0750	Membrane Roofing	\$23,148				
0760	Flashing and Sheet Metal	\$5,206				
0792	Joint Sealants	\$3,330				
0811	Doors, Frames, Hardware	\$25,974				
0836	Coiling / Overhead Sectional Doors	\$3,185				
0840	Entrances, Storefront & Curtain Wall	\$23,946				
0850	Windows	\$16,234				
0921	Drywall (on Wood)	\$84,956				
0930	Tile	\$5,076				
0965	Wood Flooring	\$31,604				
0990	Painting & Wallcovering	\$8,165				
1021	Toilet Partitions / Accessories	\$2,165				
1044	Fire Protection Specialties	\$849				
2100	Fire Suppression	\$59,155				
2200	Plumbing	\$42,555				
2300	HVAC	\$19,278				
2600	Electrical	\$94,594				
3100	Earthwork	\$35,062				
3166	Special Foundations	\$61,481				
3212	Asphalt Paving	\$3,148				
3231	Fences and Gates	\$3,778				
3300	Site Utilities	\$38,580				
0131	Project MGMT & Supervision	\$176,008				
0141	Safety	\$3,945				
0154	Construction Facilities & Supplies	\$12,863				
0156	Building Permit	\$6,582				

SUBTOTAL	\$1,323,059				
G/L, Builder's Risk, Umbrella Insurance	\$16,406				
P&P Bond	\$19,846				
Fee	\$67,966				
Contingency	\$135,931				
Escalation 1.5%/fiscal quarter	\$142,728				
GRAND TOTAL	\$1,705,935				

15% added in Executive Summary to account for prevailing wage.
 Escalation figures adjusted in Executive Summary to account for updated market conditions.

Ice House Restoration Cost Summary

Friday, April 8, 2022



Remediation and Demolition	\$19.66	7800	\$153,348.00
General Conditions	\$22.21	7800	\$173,238.00
Site Earthwork	\$2.45	7800	\$19,110.00
Paving	\$0.59	7800	\$4,602.00
Site Utilities	\$1.85	7800	\$14,430.00
Concrete Work - All	\$12.21	7800	\$95,238.00
Masonry - CMU	\$18.46	7800	\$143,988.00
Masonry Veneer	\$20.53	7800	\$160,134.00
Steel	\$15.22	7800	\$118,716.00
Wood Framing	\$2.90	7800	\$22,620.00
Millwork	\$6.04	7800	\$47,112.00
EIFS/Stucco	\$6.25	7800	\$48,750.00
Roofing	\$9.93	7800	\$77,454.00
Doors and Hardware	\$6.48	7800	\$50,544.00
Aluminum/Steel Window Systems	\$10.15	7800	\$79,170.00
Interior Finishes	\$27.77	7800	\$216,606.00
MS/Drywall	\$15.67	7800	\$122,226.00
Ceilings	\$0.13	7800	\$1,014.00
Specialties	\$11.33	7800	\$88,374.00
Fire Protection	\$5.42	7800	\$42,276.00
Plumbing	\$5.56	7800	\$43,368.00
HVAC	\$26.81	7800	\$209,118.00
Electrical Systems	\$18.08	7800	\$141,024.00
Insurances	\$4.90	7800	\$38,220.00
Small tools	\$1.97	7800	\$15,366.00
Bonds	\$1.90	7800	\$14,820.00
Sub Total			<u>\$2,140,866.00</u>
Contractor Markup and Closeout	14.19%		\$303,788.89
Combined Cost	\$313.42	7800	\$2,444,654.89



Date: February 2022

To: Paul Michell, GLMV Architecture

From: Rachel Consolloy, Rosin Preservation

Re: **REDEVELOPMENT STRATEGIES FOR THE L.A. HESS PACKING HOUSE/ COMMUNITY ICE COMPANY – 203 SE GREEN STREET, LEE’S SUMMIT, MISSOURI**

Introduction/Overview

The following notes represent a preliminary assessment of the L.A. Hess Packing House/ Community Ice Company at 203 SE Green Street following a site visit by Rosin Preservation’s Rachel Consolloy on January 21, 2022. These notes are intended to provide general guidance related to preservation as the team develops a redevelopment strategy for the project.

BACKGROUND INFORMATION

Property History

In 1896, local mason William B. Cooper constructed the course rubble building at the southeast corner of Green and 2nd streets for A. J. Hess & Son. The rectangular building with its shallow gabled roof functioned as a packing house for nearly three decades. The 1898 and 1909 Sanborn Fire Insurance Maps have the building labeled as L.A. Hess Packing House. The property originally contained several outbuildings, including a one-story wooden slaughterhouse on the east side of a small ravine that ran north-south through the lot. By 1918, the property contains the Jake Powell Packing House, with a small wooden “hog killing house” and “rendering kettles” at the rear of the main stone building, which is identified as the “Sausage Mill” with an ice machine, ice freezing tanks, and cold storage rooms.

By 1927, the building no longer functioned as a packing house. According to the 1927 Sanborn Map, Community Ice Company operated the building as an ice plant with two ice machines. By 1935, the wooden outbuildings were removed, replaced by small enclosures for condensers and an oil tank. The 1935 Sanborn Map identifies the building as having two ice machines and an ammonia tank. The 1945 Sanborn Map indicates that Community Ice Company constructed a brick/clay tile addition to the north corner of the stone building, to create an L-shaped building. The addition housed the tank room. Construction of the addition required removal of the stone wall on the north side of the building, while the rear east wall remained intact. Removal of this wall necessitated the installation of a steel beam at the roofline to provide structural stability.

After Community Ice Company sold the building, it functioned as an auction house, a furniture store, and an auto repair shop. Between 1955 and 1962, the owners constructed a one-story flat-roofed addition at the west corner of the building to infill the L (*Figure 1*). There are internal connections between the 1896 building, the c.1960 addition, and the c.1940 tank room addition. Preliminary research, including existing survey forms and city directories, did not yield an exact date for the sale of the building or the construction of the addition. Additional deed research would be necessary in determining those dates.

REDEVELOPMENT OPTIONS

Rehabilitation using Historic Tax Credits (HTC)

Program Overview

- Federal HTC is 20% of Qualified Rehabilitation Expenditures (QREs) as a credit against federal tax liability, received over five years once the building is placed in service. This credit cannot be transferred but can be used among ownership group.
- State HTC is 25% of QREs as a credit against state tax liability. This credit can be transferred or sold.
- The scope of work is reviewed by state and federal agencies, SHPO and NPS respectively.
- Government and non-profit entities are not eligible for state or federal historic tax credits.

Program Requirements

- The building must be listed in the National Register of Historic Places. If state HTCs are pursued, the building must be listed prior to submittal of the state HTC application.
- The scope of work must meet the Secretary of the Interior's Standards for Rehabilitation.
 - The work should respect the historic character of the building, its significant spaces, and remaining historic material.
 - The new use should be compatible with the historic function so as to limit the amount of alteration required.
 - The proposed work should retain alterations that have become historic in their own right.
 - New construction or additions should be compatible with the size, massing, and materials of the historic building and should not overwhelm the historic building.
- If the owner were to pursue National Register listing for this building the nomination would require a defined period of significance. The most logical period of significance, based on the history of the building, would begin in 1896 with the construction of the building, and end in c.1960. It is presumed that when the Community Ice Company vacated the building, the new owner constructed the west addition (*Figure 1*). The

addition, constructed outside the period of significance could be removed to restore the historic appearance of the building from within the period of significance.

- The c.1940 tank room addition (north addition) would be within the period of significance because it was constructed by Community Ice Company. This addition is more integrated with the original building and would thus be difficult to remove without compromising the integrity of the stone building. Not only was a large section of wall removed, but the floor and interior walls were altered when the c.1940 addition was constructed.

Considerations

- *Timing:*
 - The owner cannot begin incurring hard costs until the state HTC application is submitted.
 - The state HTC application cannot be submitted until the building is listed in the National Register.
 - The National Register nomination process takes roughly 6-9 months.
 - There are only two state HTC application cycles each year.
 - The federal HTC application can be submitted at any time, including concurrent with the National Register nomination.
- *Scope of work:*
 - Features and finishes from this period are considered historic, even if they are not original. SHPO/NPS will consider their significance to the property and whether they are character-defining elements and to what degree are impacted by proposed changes.
 - The c.1940 tank room addition (north addition, *Figure 1*) would likely need to be retained. It is too integrated with 1896 building, both physically and contextually. It cannot be removed in such a way that makes the 1896 building intact due to the removal of the stone wall at the northwest corner.
 - The c.1960 addition (west addition, *Figure 1*) could be removed, if it is confirmed that Community Ice Company did not construct it. If it is removed, the historic stone north wall could be exposed and restored. The brick wall of the c.1940 tank room addition could be exposed and restored.
 - The historic tax credit program allows the owner to keep existing features and materials that were acquired with the building. However, if any of those elements are altered during rehabilitation, the treatment must meet the Secretary of the Interior's Standards for Rehabilitation and complement the building's historic character. Ideally, the planned rehabilitation and adaptive reuse will be an additive rather than subtractive process that retains historic fabric, rather than removing it, as new material that is added can be removed in the future to return the building to its original appearance without significantly compromising its integrity. Any non-historic features and materials may be removed.

- On the interior, non-historic partitions and finishes could be removed. The plank walls, wood posts, and wood floors appear to be historic. The plank ceiling does not appear to be historic and could be altered. The non-historic office finishes could be removed.
- Due to the industrial character of the building historically, exposed mechanical systems and electrical runs would be acceptable. The building did not have a high level of finish historically and would not require a high level of finish in the rehabilitation.
- New windows and doors can be installed in historic openings. They can meet modern energy and design standards, as long as they are compatible with the historic character of the building, using existing historic windows and doors for design reference.
- New construction would likely be allowed at the rear of the site, but it would need to be compatible with the historic character of the building.

Reuse of Building Without Designation/Incentives

Considerations

- The building is located within the Downtown Core, specifically the Commercial Core Area where local design standards apply (Unified Development Ordinance of the City of Lee's Summit, Missouri, Section 8.420). Demolition, new construction, and exterior alterations would need to be reviewed for compliance with the Commercial Core Design Standards.
- The Commercial Core Design Standards do not apply to interior alterations.

Removal of Building from Site

Considerations

- The use of federal funds in the project would trigger a Section 106 review. The building would likely be found eligible for the National Register, in which case demolition would result in a finding of Adverse Effect. The demolition plan could still proceed, but there would likely be some mitigation required, such as archival documentation of the building prior to demolition, preparation of interpretive materials to display at the site, or an agreement to incorporate historic building materials into the new construction. If federal funds are not used, a Section 106 review will not apply.
- The property is within the Downtown Core, specifically the Commercial Core Area, where a demolition permit is required (Section 8.430). The permit would remain pending for 30 days, when it will be forwarded to the Historic Preservation Commission. The Historic Preservation Commission does not have the authority to act on the permit, although the Commission could place it on the next agenda as a discussion item. This would be a public meeting.
- New construction will have to meet the Commercial Core Design Standards (Section 8.420).

Figure 1. Annotated aerial photograph.

