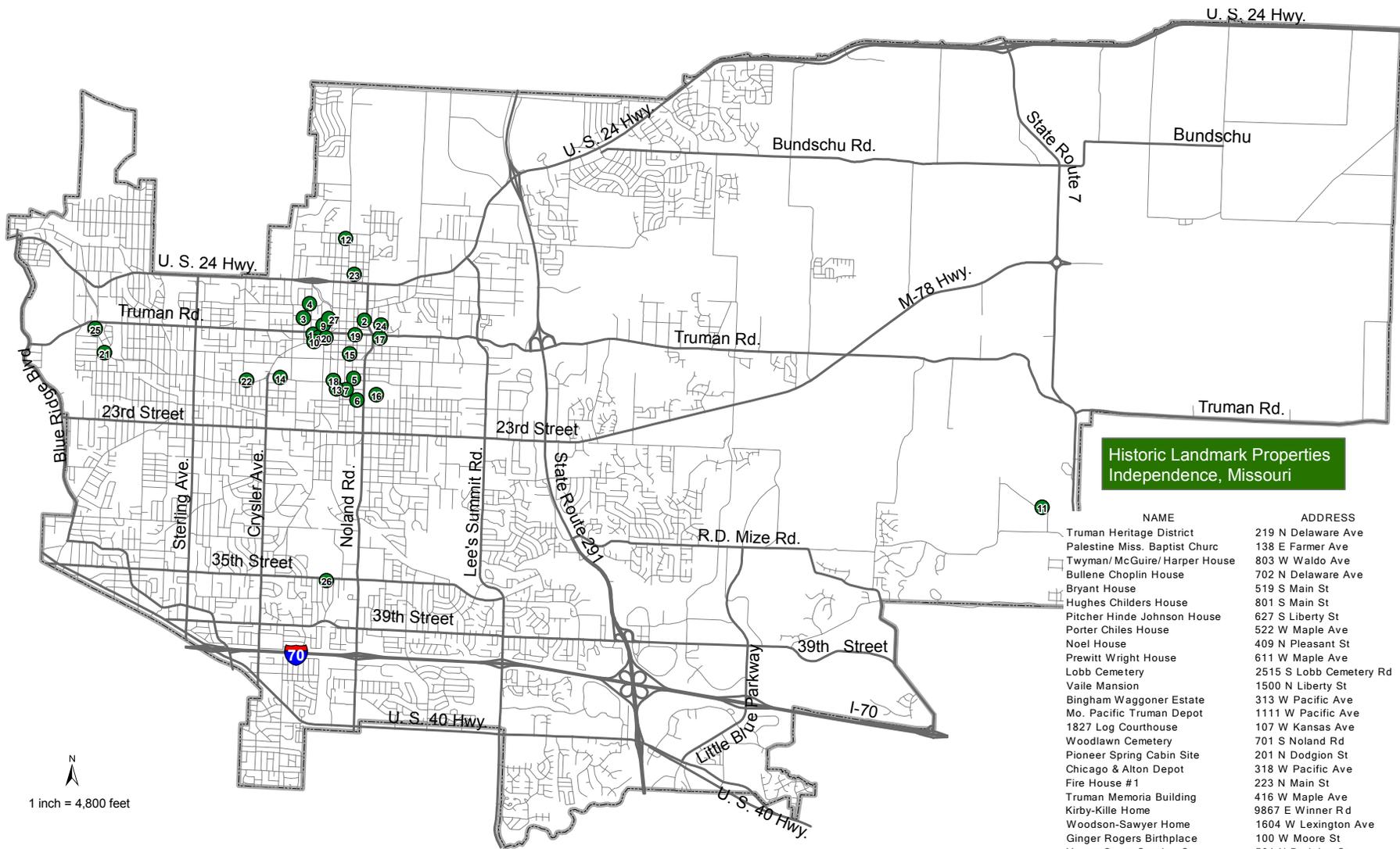


Chapter 1: Introduction and Intent



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Jackson County Office of Communications



**Historic Landmark Properties
Independence, Missouri**

NAME	ADDRESS	NUM
Truman Heritage District	219 N Delaware Ave	1
Palestine Miss. Baptist Churc	138 E Farmer Ave	2
Twyman/ McGuire/ Harper House	803 W Waldo Ave	3
Bullene Choplin House	702 N Delaware Ave	4
Bryant House	519 S Main St	5
Hughes Childers House	801 S Main St	6
Pitcher Hinde Johnson House	627 S Liberty St	7
Porter Chiles House	522 W Maple Ave	8
Noel House	409 N Pleasant St	9
Prewitt Wright House	611 W Maple Ave	10
Lobb Cemetery	2515 S Lobb Cemetery Rd	11
Vaile Mansion	1500 N Liberty St	12
Bingham Waggoner Estate	313 W Pacific Ave	13
Mo. Pacific Truman Depot	1111 W Pacific Ave	14
1827 Log Courthouse	107 W Kansas Ave	15
Woodlawn Cemetery	701 S Noland Rd	16
Pioneer Spring Cabin Site	201 N Dodgion St	17
Chicago & Alton Depot	318 W Pacific Ave	18
Fire House #1	223 N Main St	19
Truman Memoria Building	416 W Maple Ave	20
Kirby-Kille Home	9867 E Winner Rd	21
Woodson-Sawyer Home	1604 W Lexington Ave	22
Ginger Rogers Birthplace	100 W Moore St	23
Young Comm Service Ctr	501 N Dodgion St	24
Raasch House	9725 E Winner Rd	25
Schowengerdt / Walker House	13407 E 35th St S	26
Owens-McCoy House	410 W Farmer St	27

1 inch = 4,800 feet



DATE: December, 2010

INTRODUCTION AND INTENT

The City of Independence encourages the designation of historical, architectural, and cultural resources throughout the community as a means of stabilizing and enhancing property values, fostering civic pride, and maintaining the character that defines individual sites and neighborhoods. Independence currently has one locally designated historic district and 26 individually listed local historic landmarks. According to Section 14-907 of the Unified Development Code, locally designated properties, whether within a district or individually listed, require design review for all exterior improvements.

This set of Design Guidelines is based upon *The Secretary of the Interior's Standards for Rehabilitation* (herein referred to as *The Standards for Rehabilitation*), the national model for the appropriate treatment of historic buildings. The design principles outlined by *The Standards for Rehabilitation* are used during the Certificate of Appropriateness (COA) application and review process by the Independence Heritage Commission. The Independence Design Guidelines are intended to aid property owners looking for direction or guidance on how to restore their historic property and give the owner a better understanding of how and why *The Standards for Rehabilitation* apply to their property. They are also designed to inform and assist property owners about how to seek approval for proposed exterior improvements to their historic property. These guidelines apply to historic properties City wide.

These Design Guidelines outline how to best protect the unique historic features that most likely first attracted owners to the area, including features such as: mature trees, diverse architecture, quality craftsmanship, unique materials, and walkable streets. When used effectively, the design review process ensures that small, cumulative changes do not slowly peel away one layer of historic fabric after another; eventually removing all historic character that a property or district possesses. For instance, changing out one original wood window may not affect the overall look of a property or of a neighborhood. However, removing all the original wood windows by one owner, removing wood siding and replacing it with stucco by the next owner, and enclosing the open front porch by the next owner, would eventually destroy the integrity of a once unique, character-defining property.

The intent of these Design Guidelines is to allow property owners to comfortably and affordably live and work in an older structure without compromising the conveniences of today's newer homes and businesses. Thus, the goal is two-fold: to preserve as much integrity as possible of a historic property over time, and in accordance with these guidelines, to allow for the upgrade of structures with the incorporation of modern, energy-efficient, consumer-safe conveniences present in today's newer homes and businesses. Use of these guidelines will aid property owners, City Officials, City staff, and developers to complete preservation, rehabilitations, and new construction that are sympathetic to the historic character of the property and/or district while making a lasting, long-term investment.

