

GLOSSARY

ALIGNMENT - the linear relationship of structures creating a visual line and a sense of continuity along the streetscape.

ALTERATION - any act or process that changes one or more of the exterior architectural features of a building or structure, including, but not limited to, the erection, construction, reconstruction, removal, demolition, or moving of any building, structure or utility.

AMERICANS WITH DISABILITIES ACT (ADA) - a 1990 Federal law that mandates all public buildings are accessible to all people with any type of physical handicap.

ARCHAEOLOGICAL SITE - earthworks, any subsurface remains of historical, archaeological or architectural importance, or any unusual ground formations of archaeological significance.

AREA - a specific, contiguous geographic section of the City of Independence.

BUILDING - a resource created principally to shelter any form of human activity.

BUILDING OFFICIAL - the official who is charged with the administration and enforcement of the City's Building Code.

CERTIFICATE OF APPROPRIATENESS (COA) - an approval issued by the City of Independence Heritage Commission or the Historic Preservation Manager authorizing alteration, new construction, removal or demolition affecting a defined feature or improvement of a Landmark, Historic District or Conservation District.

CERTIFICATE OF APPROPRIATENESS APPROVAL MATRIX - a comprehensive listing of alterations or other real property improvements that require the following actions: no approval needed, administrative approval required, or Heritage Commission approval required. This document is amended from time to time by the Heritage Commission to incorporate new/changing technologies.

CERTIFICATE OF ECONOMIC HARDSHIP - an approval issued by the Heritage Commission authorizing alteration, removal, or demolition, on the basis of the applicant's financial constraints to meet the conditions for the approval of a Certificate of Appropriateness referenced in Section 1.30.027.

CITY COMPREHENSIVE PLAN - the comprehensive planning document adopted by the City Council to direct planning and development activities.

CITY COMPREHENSIVE HISTORIC PRESERVATION PLAN - the comprehensive planning document adopted by the City Council to direct historic preservation activities.

CLAPBOARDS - traditional wooden siding consisting of horizontal, overlapping wooden beveled boards which are usually four to six inches wide.

COMMISSIONERS - members of the City of Independence Heritage Commission as appointed by the Independence City Council.

CONSERVATION DISTRICT - an area designated as a “Conservation District” by ordinance of the City Council which possesses special historical, architectural or cultural significance as part of the heritage of the City, but is of lesser historical or architectural significance than a Historic District. A Conservation District has retained a sufficient amount of its historical and architectural character for interpretation as part of the development of the City, including, but not limited to scale, massing, and orientation of buildings, although some alterations have been made.

CONSTRUCTION - the act of adding to an existing building or structure or the erection of a new principal or accessory structure on a lot or property.

CONTRIBUTING PROPERTIES - buildings, structures, public improvements or sites or objects adding to the historic significance of a site or district which by location, design, setting, materials, workmanship, feeling and association add to the site’s or district’s sense of time and place and historical development. While these buildings, structures, land improvements, sites or objects, by themselves may not meet the definition of “significant properties”, they maintain their historical and/or architectural integrity and contribute to their site or district based upon their scale, design, use of materials, location, or age, and retain qualities or have the potential to make a positive and compatible contribution to the character and appearance of a defined area.

CORNER BOARD - a narrow vertical board placed on corners of buildings to terminate the wooden clapboards.

CULTURAL RESOURCES - districts, sites, structures, landscape elements and objects that show evidence of some importance to a culture, a subculture, or a community for scientific, engineering, art tradition, religious, or other reasons, significant in providing interpretation of past life ways and for interpreting human behavior.

DEMOLITION - any act or process which destroys, in part or in whole, a building or a structure.

DESIGN GUIDELINES - a standard by which an appropriate construction activity will preserve/maintain the historic and architectural character of a building, structure, or area.

ELEVATION - any external face of a building.

GLOSSARY

EXTERIOR ARCHITECTURAL APPEARANCE - the architectural character and general composition of the exterior of a building or structure, including, but not limited to, the type and texture of the building material, as well as design and character of all elements visible from the exterior such as windows, doors, siding, trim, roofs, porches, and ornamentation.

FACADE - an exterior elevation of a building, usually a principal elevation.

FENESTRATION - the composition of windows and doors on a wall.

GLAZING - the glass area of windows or doors.

GREEN SPACE - space that is planted with grass, plants, shrubs, or trees. Sometimes this land is set aside and cannot be built on.

HISTORIC DISTRICT (LOCAL) - an area designated as a “Historic District” by ordinance of the City Council which meets one or more of the criteria contained in Section 1.30.013 of the City Ordinance and that may contain, within definable and contiguous geographical boundaries, one (1) or more contributing resources and which may have within its boundaries other properties or structure that while not of such historical and/or architectural significance to be designated as Landmarks, nevertheless contribute to the overall visual characteristics of the significant, contributing resource(s) located within the historic district.

IN-KIND - a term used to denote replacements which replicate the original element in material, dimension, texture, and color.

INTEGRITY - authenticity of and adherence to a property’s historic and architectural identity, evidenced by the survival of physical characteristics that existed during the property’s historic or pre-historic period.

INVENTORY - a listing of resources which retain levels of historic significance and integrity which includes information regarding their condition, locations, architectural details, history and areas of significance.

LANDMARKS (LOCAL) - a building, structure, or property individually designated as a “Landmark” by ordinance of the City Council based upon meeting qualifications of one or more of the criteria contained in Section 1.30.013. Such properties are worthy of rehabilitation, restoration and preservation based upon their archaeological, historical, cultural and/or architectural significance to the City of Independence.

LOCAL REGISTER - a listing and a means by which to identify, classify, and recognize various sites, buildings, structures, improvements, and districts as archeologically, historically, and/or architecturally significant.

MASS - the measure of scale which refers to the amount of space occupied by a structure or its elements.

NATIONAL HISTORIC LANDMARK - buildings, districts, sites, structures, and objects within the United States or its insular areas and designated by the Secretary of the Interior because they are nationally significant: sites where events of national historical significance occurred, places where prominent Americans lived or worked, icons of ideals that shaped the nation, outstanding examples of design or construction, places characterizing a way of life, or archeological sites able to yield information.

NATIONAL REGISTER OF HISTORIC PLACES - a federal listing maintained by the United States Department of the Interior of buildings, structures, objects, sites, and districts that have attained a quality of significance as determined by the Historic Preservation Act of 1966, as amended.

NON-CONTRIBUTING PROPERTIES - a building, structure, public improvement or site not contributing to the historic significance of a site or district by virtue of the fact that it lessens the site's or district's sense of time and place and historical development; or one where the integrity of the original design or individual architectural features or spaces has been irretrievably lost; or one where physical deterioration and/or structural damage has made it not feasible to rehabilitate the property. Ordinarily, structures and buildings that have been built within the past fifty (50) years will be considered non-contributing unless a justification concerning their historical or architectural merit can be established, or the period of significance of the historic district includes structures and buildings less than fifty (50) years old. The period of significance for the Truman Heritage District is 1919-1972. Any future development of these sites will be of concern because of the effect on the continued quality of the surrounding site or district.

PATTERN - the rhythm of architectural elements in a space.

POINTING - the process of filling the gaps between masonry elements with mortar in new masonry construction.

PRESERVATION - a treatment that places a high importance on the retention of all historic fabric through conservation, maintenance, and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.

PROPERTY - any historic resource including, but not limited to, the land on which a historic building, structure, site or object is sited in addition to the building, structure, object, physical attributes, and/or related improvements. Historic properties may also be those resources included within a historically designated local or National district.

PROPORTION - the relationship between buildings or elements in a building. For example, the combination of elements in one building is said to be proportionate if they are of like size or dimension to those of an adjacent or neighboring structure.

GLOSSARY

PUBLIC IMPROVEMENT PROJECT - an action of the City or any of its departments or agencies involving major modification or replacement of streets, sidewalks, curbs, street lights, street or sidewalk furniture, landscaping or portions of the public infrastructure. Such projects may also affect publicly or privately owned buildings or structures.

PUBLIC NOTICE - in accordance with City Code, notice of the time and date of a public hearing shall be published in an official newspaper of general circulation within the City of Independence at least fifteen (15) calendar days prior to the date of such hearing.

RECONSTRUCTION - the re-creation of a deteriorated, beyond repair, or a non-surviving site, landscape, building, structure or object with all new materials replicating documented species and/or materials which existed on the no longer existing site, landscape, building, structure, or object.

REHABILITATION - the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions of features of the property which are significant to its historical, architectural, and cultural values.

RELOCATION - the removal of a building or structure from its original orientation, or the moving of a building or structure to a new site whereas the building is no longer in situ.

REMODELING - rehabilitating an old building by removing or destroying its original features and substituting new features to give it a new appearance unlike its original look.

REPAIR - any change that constitutes basic maintenance that is not construction, relocation or an alteration.

REPOINTING - the process of removing damaged mortar and replacing it with new mortar in existing masonry construction.

RESTORATION - the act or process of accurately recovering the form and detail of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the in-kind replacement or repair of missing earlier work.

SECOND EMPIRE - a residential architectural style from 1855-1885. This style is rare within Independence, Missouri. Typical features of this style include a mansard roof (dual-pitched hipped roof), often with dormer windows on the steep slope, decorative cornices at the roof edge termination and decorative brackets beneath the eaves. The house can be found in simple symmetrical floor plans, a centered wing floor plan, asymmetrical plans or L shaped plans and floor plans with a rectangular or square shaped tower. The style reflects the latest French building styles and details which were popular during the reign of Napoleon III, who reigned during the "Second Empire (1852-1870)".

SIGNIFICANT PROPERTIES - those historical, architectural, or archaeological resources which are determined to be eligible for the local or National Register of Historic Places using the Secretary of the Interior's Criteria for Evaluation (36 CFR Part 60). Significance is present in districts, sites, buildings, structures, objects, and land such as viewsheds that possess integrity of location, design, setting, materials, workmanship, feeling, and association with events/activities that were important in the past.

SITE - any area or location utilized by humans for a sufficient length of time to construct features or deposit a number of artifacts or any place with evidence of past human activity. Sites include, but are not limited to, occupation, location, work areas, evidence of farming or hunting and gathering, burial remains, artifacts and permanent or temporary structures or dwellings of all types.

SPECIAL USE PERMIT - authorization granted by the City Council for uses allowed only under special conditions of site development within a zoning classification.

STOP WORK ORDER - an order issued by the Building Official directing an owner, occupant, contractor or subcontractor to halt an action for which a Certificate of Appropriateness is required, and notifying the owner, occupant, contractor or subcontractor of the application process for a Certificate of Appropriateness. A Stop Work Order is also issued to stop work that is being done contrary to the provisions of a Certificate of Appropriateness. Such orders may be requested by the Historic Preservation Manager in order to ensure that preservation guidelines, including any conditions imposed by the Heritage Commission, are met.

STREETSCAPE - the overall feeling or emotional response to a street which is made up of components such as: trees, sidewalks, lampposts, pavement and landscaping of the built environment that makes up that street.

STRUCTURE - anything constructed or erected for the purpose of non-habitation, the use of which requires permanent or temporary location on or in the ground, including but not limited to, garages, sheds, fences, gazebos, and swimming pools.

STYLE - a given type of architecture made of specific character defining elements.