



City of
Independence
Missouri

HISTORIC PRESERVATION DESIGN GUIDELINES

A Guide to Preservation Standards for the Rehabilitation, Restoration,
and Preservation of Historic Resources and New Construction

"I tried never to forget who I was and where I'd
come from and where I was going back to."

- Harry S. Truman

Cover Photograph of the Jackson County Courthouse Courtesy of: Jackson County Office of Communications

First Edition

City of Independence, Missouri

Mayor

Don Reimal

Members of the City Council

Marcie Gragg, District 1

Will Swoffer, District 2

Myron Paris, District 3

Jim Page, District 4

Lucy Young, At-Large

Jim Schultz, At-Large



Members of the Heritage Commission

Jeffery Shawhan, Chair

Mike Calvert

Cody Fann

Tim Grove

Jean Kimball

Jim Legge

Sam Rushay

Duane Stephens

Larry Villalva

Community Development Department

Jennifer Clark, Director of Community Development

Historic Preservation Division

Wendy Shay, Historic Preservation Manager

Prepared By

Susan Richards Johnson & Associates, Inc.

This publication is partially funded by a grant from the Missouri Department of Natural Resources, State Historic Preservation Office and the National Park Service, U.S. Department of the Interior. Grant awards do not imply an endorsement of contents by the grantor. This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability or age in its federally assisted programs. If you believe you have been discriminated against in any program activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity, National Park Service, 1849 C Street, N.W., Washington, D.C. 20240.

Additional funding and assistance provided by the City of Independence, Missouri.

TABLE OF CONTENTS

Chapter 1 - Introduction and Intent

Chapter 2 - Historical Overview of Independence

Chapter 3 - Frequently Asked Questions

Chapter 4 - Local Historic Landmarks and Districts

- Individually Listed Local Historic Landmarks
 - Local Historic Landmarks Map
- Historic Districts
 - City Wide Historic District Map
- Truman Heritage District
 - History of the Truman Neighborhood
 - Neighborhood Characteristics
 - Truman Heritage District Map

Chapter 5 - Predominant Architectural Styles

- Residential Architectural Styles
 - Log Structures
 - Italianate
 - Queen Anne
 - Folk Victorian
 - Mission
 - Colonial Revival
 - American Foursquare
 - Neoclassical
 - Prairie
 - Tudor Revival
 - Craftsman Bungalow
 - Spanish Eclectic
 - French Eclectic

- Minimal Traditional
- Ranch
- Split-Level

- Multi-family Dwellings
 - Colonnade Apartment Buildings
 - Apartment Buildings
- Commercial & Institutional Architectural Styles
 - One-Part Commercial Block
 - Two-Part Commercial Block
 - Moderne
 - Gothic Revival

Chapter 6 - Application Process for Rehabilitation

- Getting Started
- Contributing vs. Non-contributing Properties
- Certificate of Appropriateness (COA)
 - The Application Process
 - The COA Review Process
 - Administrative Review
 - Heritage Commission Review
 - Decisions by the Heritage Commission & Appeals
- Certificate of Economic Hardship
- Routine Maintenance and Painting
- COA Approval Matrix

Chapter 7 - Rehabilitation Guidelines

- The Secretary of the Interior's Standards for Rehabilitation
- General Maintenance
- Architectural Materials
 - Architectural Metals
 - Concrete
 - Masonry
 - Siding and Trim
 - Stucco
- Architectural Features
 - Roofs
 - Gutters and Downspouts
 - Storefronts
 - Doors
 - Windows
 - Awnings
 - Porches, Decks, and Balconies
 - Signage and Historic Markers
 - Mechanical Equipment
 - Lighting
- Sitework
 - Accessibility
 - Retaining Walls
 - Fences and Railings

Chapter 8 - New Construction

- New Construction
 - Designing a New Building within a Historic District
 - New Construction Checklist
- Elements of Design
- Outbuildings

Chapter 9 - Energy Efficiency

- Energy Audits
 - Where to Begin
 - Energy Audit Checklist
- Energy Efficiency in Historic Buildings - Addressing the Building Envelope
 - Ten Tips for Sealing Air Leaks
 - Weatherstripping and Caulking
 - Insulation
 - Mechanical Equipment
 - Windows and Doors
 - Site Improvements and Landscaping

Chapter 10 - Sustainability

- Sustainability and Historic Preservation: Saving Money, Energy, and Resources
- Introducing New Technologies to Historic Buildings
 - Low-tech and High-tech Solutions
 - Solar Panels
 - Wind Turbines
 - Skylights

TABLE OF CONTENTS

Chapter 10 - Sustainability (Continued)

- Site Work
 - Composting
 - Water Conservation
 - Pervious Paving Materials
 - Rain Barrels and Rain Gardens
- Certificate of Appropriateness Review Requirements
- Sustainability COA Approval Matrix

Chapter 11 - Demolition

- Demolition
- Mothballing Treatment
- Types of Demolition by Neglect and Recommended Corrective Measures

Appendix A - National Historic Landmark District

National Historic Landmark District Map

Appendix B - National Register of Historic Places Properties

List of Properties

National Register of Historic Places Map

Appendix C - Midtown Truman Road Corridor District

MTRC Map

Glossary

