



WILDWOOD

"Planning Tomorrow Today"

REQUEST FOR QUALIFICATIONS

CITY OF WILDWOOD, MISSOURI

DEPARTMENT OF PLANNING AND PARKS

Friday, December 6, 2024

Wildwood Historic Preservation Plan

Summary:

The City's Historic Preservation Commission (HPC) is seeking a qualified planner, designer, historic preservationist, and/or their associated firms, to assist in the development of a citywide Historic Preservation Plan. This plan will be developed in conjunction with the City's Historic Preservation Commission (HPC) and the Missouri State Historic Preservation Office (SHPO) and must include substantial community engagement and input. The Plan will then be reviewed by the HPC for comment and then modifications, which will then be presented to the Wildwood residents and City Council for the same, with final review and adoption following thereafter. This plan, and the associated process for developing it, is being partially funded by a Historic Preservation Fund (HPF) grant and must also comply with Attachment A: Scope Purpose and Description of Grant Activities, the Milestone Schedule, and Exhibit 3 from this agreement (enclosed).

Submittal Due Date: Wednesday, January 8, 2025

Submittal Location: City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Questions or Information: Robyn Keefe or Joe Vujnich
Department of Planning and Parks
16860 Main Street
Wildwood, Missouri 63040
E-Mail: robyn@cityofwildwood.com or joe@cityofwildwood.com
Telephone: (636) 458-0440

Issue Date: Friday, December 6, 2024

BACKGROUND STATEMENT OF NEED

The City of Wildwood, Missouri is seeking the services of a qualified planner, designer, historic preservationist, and/or their associated firms, who possesses specific and substantial knowledge in the

planning, design, and preservation specialties relative to developing a citywide Historic Preservation Plan. Along with a broad understanding of these planning, design, and historic preservation disciplines, the individual and/or firm must also have experience in general, along with specific, approaches to public engagement to glean substantial communitywide interest and input into the plan. Finally, an urban design/architectural background may also be helpful, given a focus of this plan will be design-oriented, both for existing historic buildings and future infill development. The selected individual or firm must be able to compile a significant body of work, research, and substantive comments, and provide expertise and direction to the HPC in developing new preservation approaches and strategies, all to be incorporated into an organized, user-friendly, citizen-minded document, with engaging content and graphics. This document should also be easily represented in an online format.

COMPONENTS OF PLAN AND EXPECTED TASKS

As directed by the City and its Historic Preservation Commission (HPC), carry out all activities required to perform the necessary assessment of current information, conduct field investigations, if necessary, confer with other professionals and consultants of the City, and develop the Historic Preservation Plan. The Historic Preservation Plan framework will be determined by the City and HPC, and include, at minimum, the following components (along with those identified by Attachment A: Scope, Purpose, and Description of Grant Activities):

1. Wildwood's historical significance in the local, state, national, and global contexts.
2. An overview of the historic preservation program in Wildwood.
3. Historic contexts and preservation approaches for Wildwood's eleven (11) historic communities, historic churches, cemeteries, one-room schoolhouses, historic commercial properties, parks, and other important archaeological, cultural, and historic sites, included those instances with underrepresented histories.
4. A Route 66 Revitalization element, with a focus on historic preservation-based economic development.
5. Community outreach, engagement, and partnerships.
6. Community-wide preservation challenges and opportunities assessment.
7. Community-wide goals and objectives.
8. Priorities and timeline for implementation.
9. Evaluation criteria to determine effectiveness, after adoption and implementation.

Tasks could include, but are not limited to, the following:

- a. Compile existing City historical research and records into a comprehensive context that provides a broad overview of the area's historical development.
- b. Review and compile existing State, regional, City, and Commission documents and tools, such as *Missouri's Comprehensive Statewide Historic Preservation Plan*, the *Missouri Route 66 Corridor Management Plan*, the *Wildwood Master Plan*, *Wildwood Economic Development Guide*, *Wildwood Town Center Development Manual*, including *Architectural Guidelines*, the City's *Historic Preservation and Restoration Code*, the *Wildwood Historic Building Inventory*, Historic

Survey Reports, *Wildwood Points of Interest Map*, Wildwood History Book, Wildwood Historic Community Markers Program, *Route 66 Roadside Park Engagement Memorandum*, Student Route 66 Taskforce products and materials, Essen Log Cabin Reconstruction Project documents, Wildwood Historic Register documents, and area archaeological studies and reports, as well as other historical records and materials relevant to the plan, as determined.

- c. Conduct a series of meetings and workshops intended to deeply inform and engage interested stakeholders in the planning process (broad engagement will be conducted by the HPC).
- d. Gather, assess, and compile public input comments, submittals, and other information for inclusion into the plan.
- e. Lead and direct the development of design strategies, in conjunction with the Historic Preservation Commission, Architectural Review Board, and Planning and Zoning Commission, for historic areas in Wildwood Town Center.
- f. Lead and direct the development of economic/cultural heritage tourism strategies, in conjunction with the City Council's Economic Development Committee and the community, for the City's original alignment of Historic Route 66.
- g. Provide recommendations to the City in partnership with the HPC and community, so the voice of the plan reflects the community's vision.
- h. Develop a highly engaging, organized, and comprehensive planning document, under the final provided framework, reflecting in spirit the following general recommendations of the HPC:
 - a. The plan should be citizen-minded/citizen focused, with a quality community engagement component.
 - b. The emphasis of the plan should not be on the length of it, but the accessibility of it, both to the technical planner and Historic Preservation Commissioner, as well as the general public.
 - i. At least a version of it should be online and interactive.
 - ii. Possibly have a marketing document/brochure, geared towards general public, in addition to a lengthier and more technical plan.
 - iii. If one (1) PDF document, have clickable links to easily access components of the plan.
 - iv. Include a 'cliff note' version of the plan or table summary, such as the one (1) featured in the *City of Liberty's Historic Preservation Plan* (see attached).
 - v. Follow the *Independence Historic Preservation Master Plan* format as a model (see attached for document):
 1. Pop out boxes defining key terms.
 2. Organized in a manner that is easy to understand and navigate, even if the user is using multiple links for access to its components.
 3. Engaging font and layout.
 4. Useful graphics.
 - c. Include an acknowledgement page at the beginning, with information about how the data was developed and assessed.
 - d. A historic context of Wildwood should be included, but should only provide, a bird's eye overview of the area's development to acquaint someone new with the area's historical identity.

- i. Pictures should have descriptive subtitles and convey the historic identity of the community.
 - ii. A creative approach should be taken to communicating the significant history of the area, despite being a relatively new city.
- e. The plan should facilitate vital historic districts and neighborhoods, and:
 - i. Include boundary maps.
 - ii. Include short action plans.
 - iii. Include key landmarks, defining features, and architectural styles.
- f. The plan should document and formulate a template to pursue all funding opportunities available.
 - i. Footnote links to resources, including funding types.
- g. The plan should be forward-thinking and proactive in its approach to preserving historic landmarks that still maintain historic integrity.
- h. The plan should consider the design of both historic and new buildings within historic areas or “districts.”
- i. The plan should include a timeline of priorities and benchmarks.
- j. The plan should offer strategies to mitigate demolition requests through acceptable preservation tools.
- i. Revise plan, as necessary, based on draft reviews from HPC, the community, other Wildwood boards and Commissions, and the Wildwood City Council.

REQUIREMENTS OF CONSULTANT OR FIRM

- a. Complete work in a timely manner.
- b. Obtain all input and direction from outside agencies to support end work products.
- c. Provide references to any and all regulations, standards, and other information used in developing the desired plan.
- d. Present, in final form, a citywide Historic Preservation Plan, based on the direction given above.
- e. Respond to direction from the City.
- f. Treat public courteously.

The individual or firm selected must be qualified and have prior experience in planning, design, or historic preservation. In some instances, the City will request the selected consultant to collaborate with other firms or professions, including, but not limited to, acknowledged historians in this regard, City Boards and Commissions (such as the Historic Preservation Commission, Architectural Review Board, and Planning and Zoning Commission), archaeologists, architects, and Code officials with the City of Wildwood and St. Louis County, Missouri.

INSTRUCTIONS FOR PREPARING SUBMITTALS

>>> General Provisions

Any contract awarded as a result of this Request for Qualifications (RFQ) will be done without discrimination on race, color, religion, age, sex, sexual orientation, or national origin. Prospective contractors shall assure the City that they will comply with the Americans with Disability Act (ADA) of 1990, which prohibits discrimination on the basis of disability, as well as all applicable regulations and guidelines pursuant to the ADA (42 U.S.C. 12101 et seq.). The City is an equal opportunity employer.

>>> Submission of Responses

Provide one (1) copy suitable for photocopying of the Requests for Qualifications (RFQ) statement. The statement should contain the following information:

1. One (1) page letter of interest that includes a synopsis of qualifications of the individual/firm and the primary contact for this project.
2. Descriptions or comparable efforts for at least two (2) projects performed by the individual/firm within the last three (3) years. Provide name of client (include contact information), description of services provided, key personnel, year the project was completed, and estimated and actual costs.
3. Statements of knowledge and skills relative to historic preservation planning, particularly when applying an inter-disciplinary approach to ensure successful implementation of identified steps.
4. References to understanding of all federal, State, and local regulations and standards for work in this type of setting, subject to these jurisdictions' processes, procedures, and protocols.
5. Summation of the individuals or firm's philosophy relative to historic preservation planning.

SELECTION PROCESS AND CRITERIA

The City will assemble a review committee to evaluate all responses to this Request for Qualifications (RFQ). From this review, the Committee will select a consultant or firm considered qualified for this type of work/project. The Committee may contact any or all respondents to clarify submitted information. The consultants or firms will be notified in writing whether or not they have been selected for this project.

The basis for evaluating said responses shall include: the ability to undertake such a type and scale of project; references; demonstrated experience; overall competence in services to be provided by the consultant or firm; experience of key personnel; staffing capability; workload; record of meeting deadlines; the nature, quality, and relevance of recently completed projects of a like type; and the understanding of all City, County, State, and federal standards and requirements for this type of planning document.

IMPORTANT CONSIDERATIONS

The City reserves the right, at its sole discretion, to act on the following: 1.) reject any or all submittals when, in its opinion, it is determined to be in the public interest to do so; 2.) waive minor informalities of the submittal process; 3.) cancel, revise, or extend stated time period for submissions; 4.) request additional information, which the City deems necessary; and 5.) extract, combine and delete elements of individual submittals of responses and to negotiate jointly or separately with individual or firms with respect to any or all elements of the request.

The Request for Qualifications (RFQ) issuance does not oblige the City to pay any costs incurred by any respondent in the submission of statements of these qualifications or in making necessary studies or design for the preparation thereof, or for procuring or contracting for the services to be furnished under this statement. The City will give preference to locally-based individuals or firms, when other considerations are equal.

QUALIFICATIONS DUE

Please submit an e-mailed copy of your response by Wednesday, January 8, 2025, to:

City of Wildwood, Missouri
Department of Planning and Parks
16860 Main Street
Wildwood, Missouri 63040
Attn: Robyn Keefe (robyn@cityofwildwood.com)/Joe Vujnich (joe@cityofwildwood.com)

All Request for Qualifications (RFQ) delivered after the due date and time will not be considered and return to the appropriate party.

QUESTIONS

Questions may be directed to: Robyn Keefe, AICP, Planner, or Joe Vujnich, Director of Planning and Parks, (636) 458-0440 or via e-mail at joe@cityofwildwood.com or robyn@cityofwildwood.com. Answers to questions received in a timely fashion will be distributed to all known recipients of this Request for Qualifications (RFQ).

The project being advertised in this document is being sixty (60) percent funded by the Missouri Department of Natural Resources and the U.S. Department of the Interior through a Historic Preservation Fund Grant. All additional funding will be supplied by the City of Wildwood.

**ATTACHMENT A:
SCOPE, PURPOSE AND DESCRIPTION OF GRANT ACTIVITIES**

City of Wildwood
City of Wildwood Preservation Plan
Project No. P24AF02199-007

Starting Date: November 1, 2024

Ending Date: June 1, 2026

I. SCOPE AND PURPOSE:

The City of Wildwood will hire a preservation professional with experience creating a preservation plan (herein referred to as “consultant”) to develop a Historic Preservation Plan for the City of Wildwood.

Developing a local historic preservation plan at a regional or local level is an eligible grant activity for the Historic Preservation Fund (HPF Grants Manual Chapter 6(G)(3)(a). Preservation Plans advance Goal 5 “Integrate historic preservation strategies into planning and routine procedures at all levels of government” of Missouri’s 2018-2024 Statewide Preservation Plan.

II. ACTIVITIES AND FUNCTIONS:

City staff will serve as the primary point of contact for this project and will be expected to ensure milestones are submitted to the Historic Preservation Fund (HPF) Grant Manager on a timely basis.

A. Consultant Selection Process

The City of Wildwood shall contract with a preservation professional (herein referred to as Consultant) with experience creating a preservation plan to assist city staff and the Historic Preservation Commission in developing the Preservation Plan.

The Request for Proposal (RFP) sent to consultants shall include a copy of Attachment A: Scope, Purpose and Description of Grant Activities, the Milestone Schedule, and Exhibit 3 from the Grant Agreement with budgetary information removed. Pursuant to 2 CFR 200.332, the sub-recipient shall require the language of the certification and terms applicable to financial assistance awards to be included in sub-award documents at all tiers, and sub-recipients shall certify and disclose accordingly. All contractual deadlines with the consultant shall not conflict with milestone deadlines set in the grant agreement. A draft of the RFP will be sent to the HPF Grant Manager **prior to initiating the bid process**. Documentation of the consultant selection process and a draft of the consultant contract shall be submitted to the HPF Grant Manager or their designee for approval **before it is signed**.

The consultant selection process shall produce the following products:

1. A **draft of the RFP** for review prior to the initiation of the bid process.
2. A documentation of the **consultant selection process** and a draft of the consultant contract **prior to signature**. This documentation includes:
 - a. Indication of who the RFP was sent to and when. The recipients must include firms listed in the Missouri Office of Equal Opportunity's Minority & Women Owned Businesses database <https://apps1.mo.gov/MWBCertifiedFirms/> with specialties in historic preservation.
 - b. Copies of all responses received (proposals and responses of no bid)
 - c. Score sheets/an explanation for why a consultant was chosen
 - d. The unsigned draft consultant contract noted above
3. A copy of the signed **consultant contract**.

B. Preparation of a New Preservation Plan

The hired Consultant acting on behalf of the city shall create a Preservation Plan for the City of Wildwood. The Preservation Plan shall identify, through a public forum, the preservation goals of the city. The preservation plans for other historic districts and the *Secretary of the Interiors Standards and Guidelines for Preservation Planning* (see Exhibit 1) should be reviewed to understand how they express and illustrate preservation concepts. Upon request the SHPO office can provide links to example preservation plans for other Missouri communities. The preservation plan shall be clear and concise. It shall be user-friendly for the commission, staff, and the public, and produced in such a way that it can be easily accessed and shared with the public.

The Preservation plan shall contain sections including but not limited to the following:

1. an introduction that explains the purpose of the plan and a brief history of Wildwood, including an overview of the preservation efforts that have taken place in the city's history and the benefits of historic preservation in Wildwood;
2. a review of existing historic preservation ordinances and recommendations for their future development;
3. a clear and concise articulation of the City of Wildwood's long-range vision for historic preservation;
4. the goals, objectives, and implementation strategies for historic preservation;
5. a section that identifies areas that have already been surveyed and prioritizes areas for future research and survey;
6. a map showing the geographic area and contributing status of historic properties within the city limits including those that are National Register of Historic Places listed properties and any locally designated Landmarks and Historic Districts;
7. an appendix referencing relevant terms and definitions, ordinances or other legislation, policy, and survey information as appropriate.

Drafts of the new Preservation Plan at approximately 30% and 70% will be required to be submitted to the SHPO for review, comment, and approval. The definitions of 30% and 70% will be determined in consultation between the consultant, the city, and the SHPO. They shall include as much visual data as is practicable to demonstrate the various recommendations, including maps, photographs, and/or other graphics.

At least one month prior to submitting each version (30%, 70% & 100%) of the new Preservation Plan to SHPO the consultant shall make a presentation to the Wildwood Historic Preservation Commission with the general public invited. During these presentations the consultant will actively solicit ideas to incorporate into the new Preservation Plan and address questions from those in attendance. For each presentation the consultant shall provide adequate notice to be placed on the Wildwood Historic Preservation Commission agenda and to allow the city to post notice to the public for at least two weeks. A sign-in sheet will be required to be kept and provided to the SHPO for each presentation.

The Preservation Plan Process shall produce the following products:

1. The consultant will set up a time with the HPF Grant Manager or their designee to discuss the expectations of the project, including the definitions of 30% and 70% completion, before it begins. An email documenting the discussion will be sent to the HPF Grant Manager or their designee by the consultant.
2. Documentation of the first public meeting, including press release, newspaper/web advertisement and sign-in sheet.
3. A first draft of the Preservation Plan (30%) in Word format. If the document size exceeds 10MB a means acceptable to SHPO for submitting besides email will need to be used to deliver the draft document.
4. Documentation of the second public meeting, including press release, newspaper/web advertisement and sign-in sheet.
5. A second draft of the Preservation Plan (70%) in Word format. If the document size exceeds 10MB a means acceptable to SHPO for submitting besides email will need to be used to deliver the draft document.
6. The final version of the new Preservation Plan in electronic format using an approved file transfer option
7. A link to the final version of the new Preservation Plan on the City of Wildwood's website. The Design Guidelines will be posted to the city's website and will continue to be publicly posted until a newer version of the document is developed.

8. Documentation of the third (final) public meeting, including press release, newspaper/web advertisement and sign-in sheet.

III. SPECIAL CONDITIONS:

- A. As a recipient of a federal subaward, the City of Wildwood is subject to the requirements of 2 CFR 200.1 “Subaward”, 200.101 “Applicability”, and 200.331 “Requirements for pass-through entities.
- B. The procedures and requirements contained herein are subject to applicable laws and regulations, and any changes made to these laws and regulations, subsequent to the execution of this agreement. In the event that these procedures and requirements conflict with applicable federal laws, regulations and policies, the following order of precedence will prevail:
 1. Federal law
 2. Code of Federal Regulations
 3. Terms and conditions of grant award
 4. Historic Preservation Fund Grant Manual

The provisions included herein shall also be applied by the State to subgrantees and contractors performing work under this program.

- C. It is agreed that if the project should fall one (1) month behind the milestones, the Missouri Department of Natural Resources has the right unilaterally to terminate or reduce the dollar amount of this agreement. In addition, if the Department determines that full termination is warranted, the Department shall be sole authority in determining the amount of compensation owed.
- D. All work requiring expertise in history, archaeology, architectural history, architecture, or historic architecture will either be supervised or completed by personnel who meet the *Secretary of the Interior’s Professional Qualifications* as listed in Exhibit 1.
- E. All content related to the treatment of historic properties shall conform to the *Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*. The Standards and Guidelines can be found here: <https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf> and <https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part2-reconstruction-restoration.pdf>
- F. The City of Wildwood Historic Preservation Commission will have an opportunity to review and comment on milestone products before they are submitted to the HPF Grant Manager or their designee if they so choose. Any Commission comments will be submitted with the corresponding milestone to

the HPF Grant Manager or their designee.

- G. All grant project funded publications, books, brochures and all public meeting notices regarding this grant project shall include the following acknowledgement:

This material was produced with assistance from the Historic Preservation Fund, administered by the National Park Service, Department of the Interior, of the U.S. Government and Missouri Department of Natural Resources, State Historic Preservation Office. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the views of the Department of the Interior or the Department of Natural Resources, State Historic Preservation Office, nor does the mention of trade names or commercial products constitute endorsement or recommendation.

[This acknowledgement may be in any size type on the notice]

Project work will be completed and payments made according to the milestone/payment schedule and project budget that follows.

MILESTONE/PAYMENT SCHEDULE
 City of Wildwood
 City of Wildwood Preservation Plan
 Project No. P24AF02199-007

Starting Date: November 1, 2024

Ending Date: June 1, 2026

<u>Milestone</u>	<u>Product</u>	<u>Date Due</u>	<u>Federal Share</u>	<u>Non-Federal Share</u>
#1	Draft RFP and/or RFQ submitted to the HPF Grant Manager or their designee before the bid process is initiated.	12/6/2024	\$ 0	\$ 0
#2	Documentation of the consultant selection process and a draft of the consultant contract prior to signature submitted to the HPF Grant Manager or their designee for review and approval.	2/28/2025	\$ 0	\$ 0
#3	Copy of signed consultant contract	3/15/2025	\$ 0	\$ 0
#4	An email documenting the discussion between the consultant, City of Wildwood, and the HPF Grants Manager or their designee	3/28/2025	\$ 0	\$ 0
#5	Documentation of the first public meeting; First Draft of the Preservation Plan (30% Completion)	8/1/2025	\$ 0	\$ 0
#6	Second Draft of the Preservation Plan (70% Completion); Documentation of the second public meeting	12/5/2025	Estimated 50% of expenses	Estimated 50% of expenses
#7	Final Draft of the Preservation Plan; Documentation of the third and final public meeting	2/27/2026	\$ 0	\$ 0
#8	Link to the Design Guidelines on the City of Wildwood's website	4/1/2026	\$ 0	\$ 0
#9	Submission of final project report and fiscal data.	5/1/2026	Estimated remaining expenses	Estimated remaining expenses
	TOTALS:			

Attachment A: Exhibit 1
The Secretary of the Interior's Standards and Guidelines for Preservation Planning
Published in 48 FR 44716-44720 (1983)

Secretary of the Interior's Standards for Preservation Planning

Preservation planning is a process that organizes preservation activities (identification, evaluation, registration and treatment of historic properties) in a logical sequence. The Standards for Planning discuss the relationship among these activities while the remaining activity standards consider how each activity should be carried out. The Professional Qualifications Standards discuss the education and experience required to carry out various activities.

The Standards for Planning outline a process that determines when an area should be examined for historic properties, whether an identified property is significant, and how a significant property should be treated. Preservation planning is based on the following principles:

- Important historic properties cannot be replaced if they are destroyed. Preservation planning provides for conservative use of these properties, preserving them in place and avoiding harm when possible and altering or destroying properties only when necessary.
- If planning for the preservation of historic properties is to have positive effects, it must begin before the identification of all significant properties has been completed. To make responsible decisions about historic properties, existing information must be used to the maximum extent and new information must be acquired as needed.
- Preservation planning includes public participation. The planning process should provide a forum for open discussion of preservation issues. Public involvement is most meaningful when it is used to assist in defining values of properties and preservation planning issues, rather than when it is limited to review of decisions already made. Early and continuing public participation is essential to the broad acceptance of preservation planning decisions.

Preservation planning can occur at several levels or scales: in a project area; in a community; in a State as a whole; or in the scattered or contiguous landholdings of a Federal agency. Depending on the scale, the planning process will involve different segments of the public and professional communities and the resulting plans will vary in detail. For example, a State preservation plan will likely have more general recommendations than a plan for a project area or a community. The planning process described in these Standards is flexible enough to be used at all levels while providing a common structure which promotes coordination and minimizes duplication of effort. The Guidelines for Preservation Planning contain additional information about how to integrate various levels of planning.

Standard 1. Preservation Planning Establishes Historic Contexts Decisions about the identification, evaluation, registration and treatment of historic properties are most reliably made when the relationship of individual properties to other similar properties is understood. Information about historic properties representing aspects of history, architecture, archeology, engineering and culture must be collected and organized to define these relationships. This organizational framework is called a historic context." The historic context organizes information based on a cultural theme and its geographical and chronological limits. Contexts describe the significant broad patterns of development in an area that

may be represented by historic properties. The development of historic contexts is the foundation for decisions about identification, evaluation, registration and treatment of historic properties.

Standard II. Preservation Planning Uses Historic Contexts To Develop Goals and Priorities for the Identification, Evaluation, Registration and Treatment of Historic Properties A series of preservation goals is systematically developed for each historic context to ensure that the range of properties representing the important aspects of each historic context is identified, evaluated and treated. Then priorities are set for all goals identified for each historic context. The goals with assigned priorities established for each historic context are integrated to produce a comprehensive and consistent set of goals and priorities for all historic contexts in the geographical area of a planning effort. The goals for each historic context may change as new information becomes available. The overall set of goals and priorities are then altered in response to the changes in the goals and priorities for the individual historic contexts. Activities undertaken to meet the goals must be designed to deliver a usable product within a reasonable period of time. The scope of the activity must be defined so the work can be completed with available budgeted program resources.

Standard III. The Results of Preservation Planning Are Made Available for Integration Into Broader Planning Processes Preservation of historic properties is one element of larger planning processes. Planning results, including goals and priorities, information about historic properties, and any planning documents, must be transmitted in a usable form to those responsible for other planning activities. Federally mandated historic preservation planning is most successfully integrated into project management planning at an early stage. Elsewhere, this integration is achieved by making the results of preservation planning available to other governmental planning bodies and to private interests whose activities affect historic properties.

Secretary of the Interior's Guidelines for Preservation Planning

Introduction

These Guidelines link the Standards for Preservation Planning with more specific guidance and technical information. They describe one approach to meeting the Standards for Preservation Planning. Agencies, organizations or individuals proposing to approach planning differently may wish to review their approaches with the National Park Service.

The Guidelines are organized as follows:

Managing the Planning Process

Developing Historic Contexts Developing Goals for a Historic Context

Integrating Individual Historic Contexts

Creating the Preservation Plan

Coordinating with Management Frameworks

Recommended Sources of Technical Information

Managing the Planning Process

The preservation planning process must include an explicit approach to implementation, a provision for review and revision of all elements, and a mechanism for resolving conflicts within the overall set of preservation goals and between this set of goals and other land use planning goals. It is recommended

that the process and its products be described in public documents. Implementing the Process The planning process is a continuous cycle. To establish and maintain such a process, however, the process must be divided into manageable segments that can be performed within a defined period, such as a fiscal year or budget cycle. One means of achieving this is to define a period of time during which all the preliminary steps in the planning process will be completed. These preliminary steps would include setting a schedule for subsequent activities.

Review and Revision

Planning is a dynamic process. It is expected that the content of the historic contexts described in Standard I and the goals and priorities described in Standard II will be altered based on new information obtained as planning proceeds. The incorporation of this information is essential to improve the content of the plan and to keep it up-to-date and useful. New information must be reviewed regularly and systematically, and the plan revised accordingly.

Public Participation

The success of the preservation planning process depends on how well it solicits and integrates the views of various groups. The planning process is directed first toward resolving conflicts in goals for historic preservation, and second toward resolving conflicts between historic preservation goals and other land-use planning goals. Public participation is integral to this approach and includes at least the following actions:

1. Involving historians, architectural historians, archeologists, historical architects, folklorists and persons from related discipline to define, review and revise the historic contexts, goals and priorities;
2. Involving interested individuals, organizations and communities in the planning area in identifying the kinds of historic properties that may exist and suitable protective measures;
3. Involving prospective users of the preservation plan in defining issues, goals and priorities; 4. Providing for coordination with other planning efforts at local, state, regional and national levels, as appropriate; an
5. Creating mechanisms for identifying and resolving conflicts about historic preservation issues.

The development of historic contexts, for example, should be based on the professional input of all disciplines involved in preservation and not be limited to a single discipline. For prehistoric archeology, for example, data from fields such as geology, geomorphology and geography may also be needed. The individuals and organizations to be involved will depend, in part, on those present or interested in the planning area.

Documents Resulting from the Planning Process

In most cases, the planning process produces documents that explain how the process works and that discuss the historic contexts and related goals and priorities. While the process can operate in the absence of these documents, planning documents are important because they are the most effective means of communicating the process and its recommendations to others. Planning documents also record decisions about historic properties.

As various parts of the planning process are reviewed and revised to reflect current information, related documents must also be updated. Planning documents should be created in a form that can be easily revised. It is also recommended that the format, language and organization of any documents of other materials (visual aids, etc.) containing preservation planning information meet the needs of prospective users.

Developing Historic Contexts General Approach

Available information about historic properties must be divided into manageable units before it can be useful for planning purposes. Major decisions about identifying, evaluating, registering and treating historic properties are most reliably made in the context of other related properties. A historic context is an organizational format that groups information about related historic properties, based on a theme, geographic limits and chronological period. A single historic context describes one or more aspects of the historic development of an area, considering history, architecture, archeology, engineering and culture; and identifies the significant patterns that individual historic properties represent, for example, Coal Mining in Northeastern Pennsylvania between 1860 and 1930. A set of historic contexts is a comprehensive summary of all aspects of the history of the area.

The historic context is the cornerstone of the planning process. The goal of preservation planning is to identify, evaluate, register and treat the full range of properties representing each historic context, rather than only one or two types of properties. Identification activities are organized to ensure that research and survey activities include properties representing all aspects of the historic context. Evaluation uses the historic context as the framework within which to apply the criteria for evaluation to specific properties or property types. Decisions about treatment of properties are made with the goal of treating the range of properties in the context. The use of historic contexts in organizing major preservation activities ensures that those activities result in the preservation of the wide variety of properties that represent our history, rather than only a small, biased sample of properties.

Historic contexts, as theoretical constructs, are linked to actual historic properties through the concept of property type. Property types permit the development of plans for identification, evaluation and treatment even in the absence of complete knowledge of individual properties. Like the historic context, property types are artificial constructs which may be revised as necessary.

Historic contexts can be developed at a variety of scales appropriate for local, State and regional planning. Given the probability of historic contexts overlapping in an area, it is important to coordinate the development and use of contexts at all levels. Generally, the State Historic Preservation Office possesses the most complete body of information about historic properties and, in practice, is in the best position to perform this function.

The development of historic contexts generally results in documents that describe the prehistoric processes or patterns that define the context. Each of the contexts selected should be developed to the point of identifying important property types to be useful in later preservation decision-making. The amount of detail included in these summaries will vary depending on the level (local, state, regional, or national) at which the contexts are developed and on their intended uses. For most planning purposes, a synopsis of the written description of the historic context is sufficient.

Creating a Historic Context

Generally, historic contexts should not be constructed so broadly as to include all property types under a single historic context or so narrowly as to contain only one property type per historic context. The following procedures should be followed in creating a historic context.

1. Identify the concept, time period and geographical limits for the historic context

Existing information, concepts, theories, models and descriptions should be used as the basis for defining historic contexts. Biases in primary and secondary sources should be identified and accounted for when existing information is used in defining historic contexts.

The identification and description of historic contexts should incorporate contributions from all disciplines involved in historic preservation. The chronological period and geographical area of each historic context should be defined after the conceptual basis is established. However, there may be exceptions, especially in defining prehistoric contexts where drainage systems or physiographic regions often are outlined first. The geographical boundaries for historic contexts should not be based upon contemporary political, project or other contemporary boundaries if those boundaries do not coincide with historical boundaries. For example, boundaries for prehistoric contexts will have little relationship to contemporary city, county or state boundaries.

2. Assemble the existing information about the historic context

a. Collecting information: Several kinds of information are needed to construct a preservation plan. Information about the history of the area encompassed by the historic context must be collected, including any information about historic properties that have already been identified. Existing survey or inventory entries are an important source of information about historic properties. Other sources may include literature on prehistory, history, architecture and the environment; social and environmental impact assessments; county and State land use plans; architectural and folklife studies and oral histories; ethnographic research; State historic inventories and registers; technical reports prepared for Section 106 or other assessments of historic properties; and direct consultation with individuals and organized groups.

In addition, organizations and groups that may have important roles in defining historic contexts and values should be identified. In most cases a range of knowledgeable professionals drawn from the preservation, planning and academic communities will be available to assist in defining contexts and in identifying sources of information. In other cases, however, development of historic contexts may occur in areas whose history or prehistory has not been extensively studied. In these situations, broad general historic contexts should be initially identified using available literature and expertise, with the expectation that the contexts will be revised and subdivided in the future as primary source research and field survey are conducted. It is also important to identify such sources of information as existing planning data, which is needed to establish goals for identification, evaluation, and treatment, and to identify factors that will affect attainment of those goals.

The same approach for obtaining information is not necessarily desirable for all historic contexts. Information should not be gathered without first considering its relative importance to the historic context, the cost and time involved, and the expertise required to obtain it. In many cases, for example, published sources may be used in writing initial definitions of historic contexts; archival research or field work may be needed for subsequent activities.

b. Assessing information: All information should be reviewed to identify bias in historic perspective, methodological approach, or area of coverage. For example, field surveys for archeological sites may have ignored historic archeological sites, or county land use plans may have emphasized only development goals.

3. Synthesize information

The information collection and analysis results in a written narrative of the historic context. This narrative provides a detailed synthesis of the data that have been collected and analyzed. The narrative covers the history of the area from the chosen perspective and identifies important patterns, events, persons or cultural values. In the process of identifying the important patterns, one should consider:

- a. Trends in area settlement and development, if relevant;
- b. Aesthetic and artistic values embodied in architecture, construction technology or craftsmanship;
- c. Research values or problems relevant to the historic context; social and physical sciences and humanities; and cultural interests of local communities; and
- d. Intangible cultural values of ethnic groups and native American peoples.

4. Define property types

A property type is a grouping of individual properties based on shared physical or associative characteristics. Property types link the ideas incorporated in the theoretical historic context with actual historic properties that illustrate those ideas. Property types defined for each historic context should be directly related to the conceptual basis of the historic context. Property types defined for the historic context "Coal Mining in Northeastern Pennsylvania, 1860-1930" might include coal extraction and processing complexes; railroad and canal transportation systems; commercial districts; mine workers' housing; churches, social clubs and other community facilities reflecting the ethnic origins of workers; and residences and other properties associated with mine owners and other industrialists.

a. Identify property types: The narrative should discuss the kinds of properties expected within the geographical limits of the context and group them into those property types most useful in representing important historic trends. Generally, property types should be defined after the historic context has been defined. Property types in common usage ("Queen Anne houses," "mill buildings," or "stratified sites") should not be adopted without first verifying their relevance to the historic contexts being used.

b. Characterize the locational patterns of property types: Generalizations about where particular types of properties are likely to be found can serve as a guide for identification and treatment. Generalizations about the distribution of archeological properties are frequently used. The distribution of other historic properties often can be estimated based on recognizable historical, environmental or cultural factors that determined their location. Locational patterns of property types should be based upon models that have an explicit theoretical or historical basis and can be tested in the field. The model may be the product of historical research and analysis ("Prior to widespread use of steam power, mills were located on rivers and streams able to produce water power" or "plantation houses in the Mississippi Black Belt were located on sandy clay knolls"), or it may result from sampling techniques. Often the results of statistically valid sample surveys can be used to describe the locational patterns of a representative portion of properties belonging to a particular property type. Other surveys can also provide a basis for

suggesting locational patterns if a diversity of historic properties was recorded and a variety of environmental zones was inspected. It is likely that the identification of locational patterns will come from a combination of these sources. Expected or predicted locational patterns of property types should be developed with a provision made for their verification.

c. Characterize the current condition of property types: The expected condition of property types should be evaluated to assist in the development of identification, evaluation and treatment strategies, and to help define physical integrity thresholds for various property types. The following should be assessed for each property type:

- (1) Inherent characteristics of a property type that either contribute to or detract from its physical preservation. For example, a property type commonly constructed of fragile materials is more likely to be deteriorated than a property type constructed of durable materials; structures whose historic function or design limits the potential for alternative uses (water towers) are less likely to be reused than structures whose design allows a wider variety of other uses (commercial buildings or warehouses).
- (2) Aspects of the social and natural environment that may affect the preservation or visibility of the property type. For example, community values placed on certain types of properties (churches, historic cemeteries) may result in their maintenance while the need to reuse valuable materials may stimulate the disappearance of properties like abandoned houses and barns.

It may be most efficient to estimate of the condition of property types based on professional knowledge of existing properties and field test these estimates using a small sample of properties representative of each type.

5. Identify information needs

Filling gaps in information is an important element of the preservation plan designed for each historic context. Statements of the information needed should be as specific as possible, focusing on the information needed, the historic context and property types it applies to, and why the information is needed to perform identification, evaluation, or treatment activities.

Developing Goals for a Historic Context: Developing Goals

A goal is a statement of preferred generally stated in terms of property types.

The purpose of establishing preservation goals is to set forth a "best case" version of how properties in the historic context should be identified, evaluated, registered and treated. Preservation goals should be oriented toward the greatest possible protection of properties in the historic context and should be based on the principle that properties should be preserved in place if possible, through affirmative treatments like rehabilitation, stabilization or restoration. Generally, goals will be specific to the historic context and will often be phrased in terms of property types. Some of these goals will be related to information needs previously identified for the historic context. Collectively, the goals for a historic context should be a coherent statement of program direction covering all aspects of the context.

For each goal, a statement should be prepared identifying:

1. The goal, including the context and property types to which the goal applies and the geographical area in which they are located;

2. The activities required to achieve the goal;
3. The most appropriate methods or strategies for carrying out the activities;
4. A schedule within which the activities should be completed; and
5. The amount of effort required to accomplish the goal, as well as a way to evaluate progress toward its accomplishment.

Setting priorities for goals

Once goals have been developed they need to be ranked in importance. Ranking involves examining each goal in light of a number of factors.

1. General social, economic, political and environmental conditions and trends affecting (positively and negatively) the identification, evaluation, registration and treatment of property types in the historic context. Some property types in the historic context may be more directly threatened by deterioration, land development patterns, contemporary use patterns, or public perceptions of their value, and such property types should be given priority consideration.
2. Major cost or technical considerations affecting the identification, evaluation and treatment of property types in the historic context

The identification or treatment of some property types may be technically possible but the cost prohibitive; or techniques may not currently be perfected (for example, the identification of submerged sites or objects, or the evaluation of sites containing material for which dating techniques are still being developed).

3. Identification, evaluation, registration and treatment activities previously carried out for property types in the historic context.

If a number of properties representing one aspect of a historic context have been recorded or preserved, treatment of additional members of that property type may receive lower priority than treatment of a property type for which no examples have yet been recorded or preserved. This approach ensures that the focus of recording or preserving all elements of this historic context is retained, rather than limiting activities to preserving properties representing only some aspects of the context.

The result of considering the goals in light of these concerns will be a list of refined goals ranked in order of priority.

Integrating Individual Contexts— Creating the Preservation Plan

When historic contexts overlap geographically, competing goals and priorities must be integrated for effective preservation planning. The ranking of goals for each historic context must be reconciled to ensure that recommendations for one context do not contradict those for another. This important step results in an overall set of priorities for several historic contexts and a list of the activities to be performed to achieve the ranked goals. When applied to a specific geographical area, this is the preservation plan for that area.

It is expected that in many instances historic contexts will overlap geographically. Overlapping contexts are likely to occur in two combinations—those that were defined at the same scale (i.e., textile development in Smithtown 1850-1910 and Civil War in Smithtown 1855-1870) and those defined at different scales (i.e., Civil War in Smithtown and Civil War in the Shenandoah Valley). The contexts may share the same property types, although the shared property types will probably have different levels of importance, or they may group the same properties into different property types, reflecting either a different scale of analysis or a different historical perspective.

As previously noted, many of the goals that the formulated for a historic context will focus on the property types defined for that context. Thus it is critical that the integration of goals include the explicit consideration of the potential for shared property type membership by individual properties. For example, when the same property types are used by two contexts, reconciling the goals will require weighing the level of importance assigned to each property type. The degree to which integration of historic contexts must involve reconciling property types may be limited by the coordinated development of historic contexts used at various levels.

Integration with Management Frameworks

Preservation goals and priorities are adapted to land units through integration with other planning concerns. This integration must involve the resolution of conflicts that arise when competing resources occupy the same land base. Successful resolution of these conflicts can often be achieved through judicious combination of inventory, evaluation and treatment activities. Since historic properties are irreplaceable, these activities should be heavily weighted to discourage the destruction of significant properties and to be compatible with the primary land use.

Recommended Sources of Technical Information Resource Protection Planning Process. State and Plans Grants Division, 1980. Washington, D.C. Available from Survey and Planning Branch, Interagency Resources Division, National Park Service, Department of the Interior, Washington, D.C. 20240. Outlines a step-by-step approach to implementing the resource protection planning process.

Resource Protection Planning Process Case Studies. Available from Survey and Planning Branch, Interagency Resources Division, National Park Service, Department of the Interior, Washington, D.C. 20240. Reports prepared by State Historic Preservation Offices and other using the planning process.

Planning Theory. Andreas Faludi, 1980. Oxford: Pergamon Press. Constructs a model of planning using concepts borrowed from general systems theory.

ATTACHMENT B

EXHIBIT 3

U. S. Department of the Interior
Certification Regarding
Debarment, Suspension, and Other Responsibility Matters
Drug-Free Workplace
Requirements and Lobbying

U.S. Department of the Interior

**Certifications Regarding Debarment, Suspension and
Other Responsibility Matters, Drug-Free Workplace
Requirements and Lobbying**

Persons signing this form should refer to the regulations referenced below for complete instructions:

Certification Regarding Debarment, Suspension, and Other Responsibility Matters - Primary Covered Transactions - **The prospective primary participant further agrees by submitting this proposal that it will include the clause titled, "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transaction," provided by the department or agency entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.** See below for language to be used or use this form certification and sign. (See Appendix A of Subpart D of 43 CFR Part 12.)

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions - (See Appendix B of Subpart D of 43 CFR Part 12.)

Certification Regarding Drug-Free Workplace Requirements - Alternate I. (Grantees Other Than Individuals) and Alternate II. (Grantees Who are Individuals) - (See Appendix C of Subpart D of 43 CFR Part 12)

Signature on this form provides for compliance with certification requirements under 43 CFR Parts 12 and 18. The certifications shall be treated as a material representation of fact upon which reliance will be placed when the Department of the Interior determines to award the covered transaction, grant, cooperative agreement or loan.

**PART A: Certification Regarding Debarment, Suspension, and Other Responsibility Matters-
Primary Covered Transactions**

CHECK IF THIS CERTIFICATION IS FOR A PRIMARY COVERED TRANSACTION AND IS APPLICABLE.

- (1) The prospective primary participant certifies to the best of its knowledge and belief, that it and its principals:
 - (a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded by any Federal department or agency;
 - (b) Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
 - (c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and
 - (d) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.
- (2) Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

**PART B: Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion -
Lower Tier Covered Transactions**

CHECK IF THIS CERTIFICATION IS FOR A LOWER TIER COVERED TRANSACTION AND IS APPLICABLE.

- (1) The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
- (2) Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

PART C: Certification Regarding Drug-Free Workplace Requirements

CHECK ___ IF THIS CERTIFICATION IS FOR AN APPLICANT WHO IS NOT AN INDIVIDUAL.

Alternate I. (Grantees Other Than Individuals)

A. The grantee certifies that it will or continue to provide a drug-free workplace by:

- (a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
- (b) Establishing an ongoing drug-free awareness program to inform employees about--
 - (1) The dangers of drug abuse in the workplace;
 - (2) The grantee's policy of maintaining a drug-free workplace;
 - (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
- (c) Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph (a);
- (d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will --
 - (1) Abide by the terms of the statement; and
 - (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
- (e) Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph (d)(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
- (f) Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph (d)(2), with respect to any employee who is so convicted --
 - (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
- (g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a) (b), (c), (d), (e) and (f).

B. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

Check ___ if there are workplaces on files that are not identified here.

PART D: Certification Regarding Drug-Free Workplace Requirements

CHECK ___ IF THIS CERTIFICATION IS FOR AN APPLICANT WHO IS AN INDIVIDUAL.

Alternate II. (Grantees Who Are Individuals)

- (a) The grantee certifies that, as a condition of the grant, he or she will not engage in the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance in conducting any activity with the grant;
- (b) If convicted of a criminal drug offense resulting from a violation occurring during the conduct of any grant activity, he or she will report the conviction, in writing, within 10 calendar days of the conviction, to the grant officer or other designee, unless the Federal agency designates a central point for the receipt of such notices. When notice is made to such a central point, it shall include the identification number(s) of each affected grant.

**PART E: Certification Regarding Lobbying
Certification for Contracts, Grants, Loans, and Cooperative Agreements**

CHECK IF CERTIFICATION IS FOR THE AWARD OF ANY OF THE FOLLOWING AND THE AMOUNT EXCEEDS \$100,000: A FEDERAL GRANT OR COOPERATIVE AGREEMENT; SUBCONTRACT, OR SUBGRANT UNDER THE GRANT OR COOPERATIVE AGREEMENT.

CHECK IF CERTIFICATION FOR THE AWARD OF A FEDERAL LOAN EXCEEDING THE AMOUNT OF \$150,000, OR A SUBGRANT OR SUBCONTRACT EXCEEDING \$100,000, UNDER THE LOAN.

The undersigned certifies, to the best of his or her knowledge and belief, that:

- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- (3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

As the authorized certifying official, I hereby certify that the above specified certifications are true.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL

TYPED NAME AND TITLE

DATE

City of Liberty Historic Preservation Plan (Excerpt)

Ref. #	Page #	Actions for Historic Preservation	Ongoing	Short Term (1-3 years)	Mid-term (4-7 years)	Long Term (8-10 years)	Lead/Participating Parties; Notes
Certified Local Government							
4.3.A	109	Continue participation in Missouri's Certified Local Government program. Priorities for Certified Local Government grant applications include: updates to the City's context statements and surveys; training for the HDRC; and updates to the City's design guidelines. Work on designating local historic districts and updating nominations of National Register historic districts may follow from completed survey work.	✓				HDRC, Community Development Division staff of the Department of Planning and Development (DPD)/Missouri State Historic Preservation Office (SHPO)
Historic Tax Credits							
4.4.A	114	Build a local constituency for using the Missouri and federal Historic Tax Credits.	✓	✓			HDRC, Community Development Division, Economic Development Department/SHPO
Surveying							
4.5.A	122	Carry out all contexts sketched in the original Multiple Property Submission.		✓			HDRC, Community Development Division /SHPO
4.5.B	122	Update and extend Liberty's inventory to the modern city limits.		✓	✓		HDRC, Community Development Division /SHPO
National Register Nominations							
4.6.A	124	Update National Register nominations for the Liberty Square South and West historic districts.			✓		HDRC, Community Development Division, owners of historic properties /SHPO
4.6.B	124	Encourage other National Register nominations.	✓				HDRC, Community Development Division, owners of historic properties /SHPO

Ref. #	Page #	Actions for Historic Preservation	Ongoing	Short	Mid-term	Long	Lead/Participating Parties; Notes
				Term (1-3 years)	(4-7 years)	Term (8-10 years)	
Historic District Review Commission							
4.7.A	126	Prepare a yearly work plan and continue the annual report.	✓				HDRC, Community Development Division
4.7.B	126	Reinforce the role and responsibilities of the HDRC with periodic training.	✓				HDRC, Community Development Division /SHPO
4.7.C	126	Reinforce the HDRC's decision process to ensure that it conforms to best practices.	✓	✓			HDRC, Community Development Division /SHPO
4.7.D	126	Assign HDRC members to be liaisons to the City Council and other boards and commissions.	✓	✓			HDRC
4.7.E	126	Redouble efforts to align City actions across all departments with the needs of historic preservation.	✓	✓			Department of Planning and Development
4.7.F	127	Continue the HDRC's design subcommittee.	✓				HDRC, Community Development Division
4.7.G	128	Augment the HDRC's public engagement.	✓	✓			HDRC, Community Development Division
Protecting Locally Designated Historic Districts							
4.8.A	133	Improve the identification of local historic districts with additional signage.			✓		HDRC, Community Development Division, Department of Public Works
4.8.B	133	Consider undertaking a study of the economic benefits of local historic districts.			✓		Department of Planning and Development and the Economic Development Department; SHPO intends to undertake a similar program across the state
4.8.C	133	Consider expanding existing local historic districts and naming new ones (after completion of surveys and long-term public engagement; see action 4.8.F).			✓	✓	HDRC and City Council, owners of historic properties

Ref. #	Page #	Actions for Historic Preservation	Ongoing	Short	Mid-term	Long	Lead/Participating Parties; Notes
				Term (1-3 years)	(4-7 years)	Term (8-10 years)	
4.8.D	133	Improve the City's local property tax incentives.			✓		Department of Planning and Development and the Economic Development Department
4.8.E	133	Update the current design guidelines.			✓		HDRC, Community Development Division
4.8.F	135	Undertake a concerted public relations campaign within existing Local Historic Districts about the design guidelines and the benefits of districts in general.	✓	✓			HDRC, Community Development Division, neighborhood associations
Protecting Locally Designated Landmarks							
4.9.A	135	Continue to encourage the designation of historically significant public and private properties as landmarks.	✓				HDRC and City Council, owners of historic properties
4.9.B	135	Following the updated city-wide survey recommended above, maintain a list of potential future landmarks.			✓		HDRC, Community Development Division
4.9.C	135	Work with public and private property owners to encourage the nomination of landmarks each year.	✓				HDRC and City Council, owners of historic properties
4.9.D	135	Actively publicize designated landmarks.	✓				HDRC and City Council, owners of historic properties
4.9.E	136	Consider using landmark designation to allow owners special access to potential incentives.			✓		HDRC, Community Development Division, Economic Development Department
4.9.F	136	Consider establishing a parallel program of honorary "Liberty History Awards."			✓		HDRC, Community Development Division, history stakeholders, owners of historic properties

Ref. #	Page #	Actions for Historic Preservation	Ongoing	Short	Mid-term	Long	Lead/Participating Parties; Notes
				Term (1-3 years)	(4-7 years)	Term (8-10 years)	
Cooperating with the SHPO							
4.10.A	137	Review the Missouri Comprehensive State Historic Preservation Plan and identify how the City of Liberty can be a model of best practices in its implementation.		✓			HDRC, Community Development Division
4.10.B	137	Seek to host statewide conferences.	✓				HDRC, Community Development Division, Public Relations Division, Tourism Committee
Enhancing Administrative Resources							
4.11.A	138	Consider increasing administrative resources for the historic preservation program.	✓	✓			HDRC, Community Development Division /Mayor and City Council

Ref. #	Page #	Actions for City Planning	Ongoing	Short	Mid-term	Long	Lead/Participating Parties; Notes
				Term (1-3 years)	(4-7 years)	Term (8-10 years)	
The Comprehensive Plan							
5.3.A	141	Reinforce historic preservation through comprehensive planning by clearly stating that it is the City of Liberty's policy that historic resources should be identified, preserved, appropriately treated, and incorporated into new planning and development initiatives.		✓			Department of Planning and Development, HDRC/stakeholders
5.3.B	142	Designate a historic focus area for focus and appropriate treatment through multiple City policies and incentives (planning, redevelopment, historic preservation, public infrastructure).		✓			Department of Planning and Development, HDRC/stakeholders

Ref. #	Page #	Actions for City Planning	Ongoing	Short	Mid-term	Long	Lead/Participating Parties; Notes
				Term (1-3 years)	(4-7 years)	Term (8-10 years)	
5.3.C	142	Focus on the enhancement of historic neighborhoods.		✓			Department of Planning and Development, HDRC/neighborhood associations, other stakeholders
5.3.D	143	Focus on the Liberty’s historic commercial area.					Department of Planning and Development, HDRC, HDLI/business owners, Chamber of Commerce, other stakeholders
5.3.E	143	During comprehensive planning, take steps to support renewal of the Chapter 353 tax abatement program for residential properties by 2024.		✓			Economic Development Department and Liberty Municipal Redevelopment Corporation, Department of Planning and Development, Mayor and City Council
5.3.F	143	Continue trail and greenway initiatives tying the community into a single whole.		✓			Department of Parks and Recreation, Department of Public Works, Department of Planning and Development
5.3.G	144	Emphasize quality in all elements of the City’s built environment – landscapes, streetscapes, public and private buildings, new development, and public infrastructure.		✓			Department of Planning and Development, and Department of Public Works/stakeholders

Ref. #	Page #	Actions for City Planning	Ongoing	Short	Mid-term	Long	Lead/Participating Parties; Notes
				Term (1-3 years)	(4-7 years)	Term (8-10 years)	
The Role of the Planning & Zoning Commission							
5.4.A	144	Continue to cultivate appreciation for historic preservation values and approaches on the part of the Commissioners, by providing information, training, and guidance on historic preservation and through specific inclusion of preservation policies in planning and zoning documents.	✓				Planning & Zoning Commission, HDRC, Community Development Division staff of the Department of Planning and Development
5.4.B	145	Communicate to applicants before the Planning & Zoning Commission the expectation that identified historic resources on a property will be incorporated into a new project and appropriately treated.	✓	✓			Planning & Zoning Commission, Department of Planning and Development
5.4.C	145	Where the City determines that existing historic resources will be adversely impacted by a new development that is permitted, negotiate mitigation to reduce the adverse impact.	✓	✓			Planning & Zoning Commission, Department of Planning and Development
Building Permit Review							
5.5.A	146	Assure understanding on the part of building inspectors and building plan examiners about the needs of historic properties in redevelopment.	✓	✓			Department of Planning and Development, Building Inspections Division/Community Development Division, SHPO
5.5.B	146	Establish an early intervention team that can work with property owners and their architects to resolve code compliance issues at the conceptual design phase.	✓	✓			Department of Planning and Development, Building Inspections Division/Community Development Division, SHPO

Ref. #	Page #	Actions for City Planning	Ongoing	Short	Mid-term	Long	Lead/Participating Parties; Notes
				Term (1-3 years)	(4-7 years)	Term (8-10 years)	
5.5.C	146	Develop a citizens' information brochure on permitting, inspection, and code compliance for historic buildings.	✓		✓		Department of Planning and Development, Building Inspections Division/Community Development Division, SHPO
Property Maintenance and Code Enforcement							
5.6.A	147	Emphasize the role of property/code inspectors in early detection of deteriorating conditions.	✓				Department of Planning and Development, Community Development Division/ Building Inspections Division
5.6.B	147	Maintain a policy and process that allows the city to make emergency stabilization repairs.	✓	✓			Department of Planning and Development, Community Development Division, Building Inspections Division, Department of Public Works; Mayor and City Council as appropriate
Downtown Enhancement through the Main Street Approach: Economic Vitality							
5.7.A	150	Consider requiring first-floor space on the Courthouse Square to be devoted to retail uses (comprehensive plan consideration).		✓			Department of Planning and Development/property owners, HDLI, business owners, Chamber of Commerce; Mayor and City Council as appropriate
5.7.B	151	Retain, and increase if possible, residential uses within and close to the Downtown business district (comprehensive plan consideration).	✓				Department of Planning and Development, Economic Development Department/HDLI
5.7.C	151	Address under-utilized upper floors of commercial buildings (comprehensive plan consideration).	✓	✓			Department of Planning and Development, Economic Development Department/HDLI

Ref. #	Page #	Actions for City Planning	Short Mid-term Long			Lead/Participating Parties; Notes
			Ongoing	Term (1-3 years)	Term (4-7 years)	
Downtown Enhancement through the Main Street Approach: Design						
5.7.D	152	Provide design assistance or design grants for small businesses.	✓		✓	Department of Planning and Development, Economic Development Department/HDLI
5.7.E	152	Create a low-interest loan pool to support commercial rehabilitations.	✓		✓	Department of Planning and Development, Economic Development Department/HDLI
5.7.F	152	Use the Certified Local Government technical assistance program available to the City and the HDRC from the Missouri State Historic Preservation Office (SHPO) to provide guidance to business owners in use of the state Historic Preservation Tax Credit Program.	✓	✓		Department of Planning and Development, Community Development Division, HRDC, Economic Development Department, HDLI
5.7.G	152	Remain vigilant and supportive in encouraging development of the parcels at 1-3 North Water Street.	✓	✓	✓	Department of Planning and Development, Community Development Division, HRDC, Economic Development Department, HDLI
Downtown Enhancement through the Main Street Approach: Promotion						
5.7.H	152	Continue to develop an annual marketing campaign for Liberty, with a portion devoted to marketing the Downtown.	✓			Public Relations Division, Tourism Committee/ HDLI, business and nonprofit stakeholders
5.7.I	152	Continue City support for events in the Downtown.	✓			Public Relations Division, Tourism Committee/ HDLI, business and nonprofit stakeholders
5.7.J	152	Continue to create and promote a calendar of events for the Downtown.	✓			Public Relations Division, Tourism Committee/ HDLI, business and nonprofit stakeholders

Ref. #	Page #	Actions for City Planning	Ongoing	Short	Mid-term	Long	Lead/Participating Parties; Notes
				Term (1-3 years)	(4-7 years)	Term (8-10 years)	
5.7.K	153	Continue to support the farmers' markets in the central business district.	✓				Public Relations Division, Tourism Committee/ HDLI, business and nonprofit stakeholders
5.7.L	153	Continue deploying the existing wayfinding signage program to enhance the identity and cohesiveness of the entire central business district.	✓				Public Relations Division, Tourism Committee/ business and nonprofit stakeholders
Downtown Enhancement through the Main Street Approach: Organization							
5.7.M	153	Ensure the continued sustainability of HDLI.	✓				Community Development Division, HDLI, business and nonprofit stakeholders
Downtown Enhancement through Additional Planning							
5.7.N	153	Include an update to the Downtown master plan written in 2005 in the update to Liberty's comprehensive plan.		✓			Department of Planning and Development, Community Development Division, HRDC, Economic Development Department, HDLI
5.7.O	153	Conduct a parking study (comprehensive plan consideration).		✓			Department of Planning and Development, Community Development Division, HRDC, Economic Development Department, HDLI
5.7.P	153	Continue to explore the idea of expanding the Downtown's commercial area's attractions and overall productivity through additional construction allowing more retail/restaurant and residential space (comprehensive plan consideration).		✓		✓	Economic Development Department, HDLI, Department of Planning and Development, Community Development Division, HRDC

Ref. #	Page #	Actions for City Planning	Ongoing	Short	Mid-term	Long	Lead/Participating Parties; Notes
				Term (1-3 years)	(4-7 years)	Term (8-10 years)	
5.7.Q	154	Enhance walkable connections from the historic Downtown in every direction.	✓				Department of Parks and Recreation, Department of Public Works, Department of Planning and Development
5.7.R	154	Consider extending the distinctive infrastructure improvements undertaken around the Courthouse Square to side streets (comprehensive plan consideration).	✓				Department of Public Works, Department of Planning and Development, Economic Development Department
Enhancing Incentives for Neighborhood Improvement							
5.9.A	161	Adjust the Chapter 353 tax abatement guidelines to avoid incentivizing changes to eligible or contributing historic buildings outside local historic districts that do not follow HDRC design review guidelines.		✓			Economic Development Department and Liberty Municipal Redevelopment Corporation, Department of Planning and Development, Mayor and City Council
5.9.B	161	Use staff trained in design review of projects affecting historic structures and able to uphold the City of Liberty's design standards to approve tax abatement incentives for projects outside local historic districts where property owners are required to follow the standards.		✓			
5.9.C	161	Educate property owners within the historic districts about the availability of multiple incentives to improve their properties and their neighborhoods.	✓	✓			

Ref. #	Page #	Actions for City Planning	Ongoing	Short	Mid-term	Long	Lead/Participating Parties; Notes
				Term (1-3 years)	(4-7 years)	Term (8-10 years)	
5.9.D	161	Consider the viability of providing a counselor to individual commercial and residential property owners to take maximum advantage of local and state (and sometimes the federal) tax incentives for rehabilitation.	✓	✓			
5.9.E	161	During the update of the City’s comprehensive plan, identify neighborhoods for strategic investment in public infrastructure and support for public investments that are likely to encourage additional private sector investment.	✓	✓			
5.9.F	163	Consider a strategy for compatible, affordable infill development of residential properties on vacant lots in under-developed historic neighborhoods within the Chapter 353 tax abatement district (comprehensive plan consideration).		✓		✓	Economic Development Department and Liberty Municipal Redevelopment Corporation, Department of Planning and Development, Mayor and City Council, current property owners
5.9.G	163	Begin planning for the renewal of the Residential Chapter 353 tax abatement program for neighborhood properties by 2024.		✓			Economic Development Department and Liberty Municipal Redevelopment Corporation, Department of Planning and Development, Mayor and City Council
5.9.H	163	Encourage higher density residential development in areas within and surrounding the Downtown business district.					Economic Development Department and Liberty Municipal Redevelopment Corporation, Department of Planning and Development, Mayor and City Council

Ref. #	Page #	Actions for City Planning	Short Term (1-3 years)			Mid-term (4-7 years)	Long Term (8-10 years)	Lead/Participating Parties; Notes
			Ongoing					
The Community Development Block Grant Program								
5.10.A	164	Identify neighborhoods for strategic investments in public infrastructure funded by the Community Development Block Grant program (with a match from private sector investment) and that are likely to encourage additional private sector activity as a result of these projects.	✓	✓			Economic Development Department, Department of Planning and Development, Mayor and City Council	
5.10.B	164	Determine whether CDBG funding can be devoted to support historic and other neighborhoods housing low- to moderate-income residents.	✓	✓			Economic Development Department, Department of Planning and Development, Mayor and City Council	
Strengthening Neighborhood Character throughout Liberty								
5.11.A	166	In comprehensive planning, identify areas appropriate for establishment of Neighborhood Conservation Overlay Districts.		✓			Department of Planning and Development	
5.11.B	166	Cultivate the establishment and effectiveness of local neighborhood associations as a vehicle for sparking engagement by local residents.	✓				Department of Planning and Development, Community Development Division	
Sustaining and Enhancing the Public Domain								
5.12.A	171	Undertake a stormwater management plan (comprehensive plan consideration).		✓	✓		Department of Public Works, Department of Planning and Development	
5.12.B	171	Inventory street trees in historic districts and create detailed maintenance (and replacement) plans.		✓			Department of Public Works, Department of Planning and Development	

Ref. #	Page #	Actions for City Planning	Ongoing	Short	Mid-term	Long	Lead/Participating Parties; Notes
				Term (1-3 years)	(4-7 years)	Term (8-10 years)	
5.12.C	171	Inventory sidewalks, alleys, and roadways in the Downtown Liberty Chapter 353 District and develop a capital improvement plan (comprehensive plan consideration).		✓	✓		Department of Public Works, Department of Planning and Development
5.12.D	172	Enforce City codes addressing trash-handling, with special attention to the maintenance and operation of commercial trash facilities.	✓				Department of Planning and Development, Community Development Division
5.12.E	172	Enhance parks and trails across the City, aiming over the long term to connect all neighborhoods so that every house is just a five-minute walk from a trail that ultimately leads to the Downtown.	✓				Department of Parks and Recreation, Department of Public Works, Department of Planning and Development
5.12.F	172	In all maintenance, construction, and replacement of elements of the public domain, the Public Works Department should consult with the HDRC in advance of detailed planning.	✓				Department of Public Works, HDRC, Department of Planning and Development, Community Development Division

Ref. #	Page #	Actions for Tourism and Public Outreach	Ongoing	Short	Mid-term	Long	Lead/Participating Parties; Notes
				Term (1-3 years)	(4-7 years)	Term (8-10 years)	
Actions for Heritage Tourism							
6.2.A	176	Work on Liberty’s identity and overall branding (marketing presence) in markets beyond Liberty.	✓				Public Relations Division, Tourism Committee/ HDLI, business and nonprofit stakeholders
6.2.B	176	Develop a robust program of tourism promotion.	✓				Public Relations Division, Tourism Committee/ HDLI, business and nonprofit stakeholders

Ref. #	Page #	Actions for Tourism and Public Outreach	Ongoing	Short	Mid-term	Long	Lead/Participating Parties; Notes
				Term (1-3 years)	(4-7 years)	Term (8-10 years)	
6.2.C	177	Continue developing events and refining existing events.	✓				HDLI, Chamber of Commerce/ business and nonprofit stakeholders; supported by Public Relations Division
6.2.D	177	Take advantage of the Missouri Bicentennial commemoration in the upcoming year – the actual date of Missouri’s establishment is August 20, 2021 but the entire year is one for celebration.		✓			Public Relations Division, Tourism Committee/ history stakeholders (interpretive sites, nonprofit history-related stakeholders, William Jewell College educators, other educators, local historians; HDRC and Liberty Arts Commission as appropriate)
6.2.E	177	Consider Downtown initiatives to encourage businesses to enhance the visitor experience.	✓				HDLI, Chamber of Commerce/ tourism businesses; supported by Public Relations Division, Tourism Committee
6.2.F	178	Start now to plan for the commemoration of Liberty’s official bicentennial year of 2029.		✓	✓		Mayor & City Council/ City commissions, committees, and agencies; history stakeholders
Action for Wayfinding							
6.3.A	178	Continue phased implementation of a citywide wayfinding and signage system using the existing graphic identity.		✓	✓		Public Relations Division, Tourism Committee, Department of Public Works
Actions for Interpretation							
6.4.A	188	Encourage more collaboration among Liberty’s multiple interpretive sites, William Jewell College, and others as appropriate in order to expand the telling of the entire story of the City of Liberty, reinforce each individual program, and reach more visitors and audiences.	✓				History stakeholders; granting organizations, City agencies (Mayor & City Council action as appropriate)

Ref. #	Page #	Actions for Tourism and Public Outreach	Ongoing	Short Term (1-3 years)	Mid-term (4-7 years)	Long Term (8-10 years)	Lead/Participating Parties; Notes
6.4.B	188	Encourage the City's interpretive sites, history organizations, and other stakeholders to form a committee, perhaps with City support, to create events and other ways to commemorate the bicentennial settlement of Liberty in 2022.		✓			History stakeholders (interpretive sites, nonprofit history-related stakeholders, William Jewell College educators, other educators, local historians); granting organizations, City agencies (Mayor & City Council action as appropriate)
6.4.C	188	Encourage the committee described in Action 6.4.B also to continue toward 2026 by developing a program to support the national 250th anniversary of the American Revolution.		✓	✓		History stakeholders (interpretive sites, nonprofit history-related stakeholders, William Jewell College educators, other educators, local historians); granting organizations, City agencies, US Semiquincentennial Commission (Mayor & City Council action as appropriate)
6.4.D	189	Continue to grow the system of outdoor community interpretation using wayside exhibits and public art.	✓				Public Relations Division, Tourism Committee, Liberty Arts Commission, Department of Parks and Recreation, Department of Public Works, HDRC
6.4.E	190	Work with HDLI to encourage owners to install permanent small, distinctive interpretive plaques on buildings in the Downtown business district that are significant for architecture and/or history.			✓		HDLI, building owners, Archives, HDRC, Liberty Arts Commission

Ref. #	Page #	Actions for Tourism and Public Outreach	Ongoing	Short	Mid-term	Long	Lead/Participating Parties; Notes
				Term (1-3 years)	(4-7 years)	Term (8-10 years)	
6.4.F	190	Consider the system of community interpretation as an enhancement that can be presented and marketed to visitors, perhaps as an "Arts & History Trail" designed with both walking-tour and driving-tour components.		✓			Public Relations Division, Tourism Committee, Liberty Arts Commission
6.4.G	190	Continue to use community events as a way to attract and engage visitors as well as residents through storytelling activities.	✓				History stakeholders/HDLI, Chamber of Commerce, business and nonprofit stakeholders; supported by Public Relations Division
6.4.H	190	Continue to encourage and support local historians in the research and documentation of historic sites, organizations, and individuals. Sponsor a public Cultural Heritage Workshop as presented by Missouri Humanities.	✓				History stakeholders; HDRC is potentially the workshop sponsor
Action for Educational Outreach							
6.5.A	193	Confer with the Liberty school district on how the City and its history stakeholders can support the teaching of local history, civics, and other topics through multidisciplinary, place-based, team learning for all grades, K-12.	✓	✓			HDRC, Liberty Arts Commission, history stakeholders, Liberty School District

HISTORIC PRESERVATION MASTER PLAN

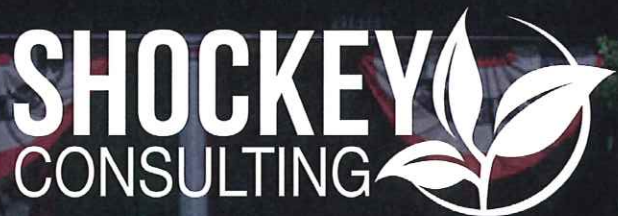


INDEPENDENCE
★ MISSOURI ★

A GREAT AMERICAN STORY



Prepared by:



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Summer 2019

Table of Contents

Chapter 1 HISTORIC PRESERVATION IN INDEPENDENCE

- 4-6 Introduction
- 6-7 Preservation in Independence Today
- 7-9 The Historic Preservation Master Plan (HPMP)

Chapter 2 HISTORIC PRESERVATION OVERVIEW

- 10 Historic Preservation Division
- 10-13 Independence Heritage Commission
- 13-14 Heritage Tourism
- 14 Community Input
- 14 Public Outreach and Education
- 14 Federal and State Regulation Compliance
- 15 Building Permit and Dangerous Building Reviews
- 15 Grant Management

Chapter 3 PRESERVATION APPROACHES

- 17 Preservation Approaches for Historical Resources and Cultural Landscapes
- 19 Historic Areas and Districts
- 22-44 Traditional Neighborhoods
- 22-24 Truman Heritage District/McCoy Neighborhoods
- 24-27 Mount Washington/Fairmount Neighborhoods
- 28-30 North Main Neighborhood
- 30-32 South Main Neighborhood
- 32-34 Benton Neighborhood/Woodlawn Cemetery
- 34-36 West White Oak Neighborhood
- 36-38 Procter Neighborhood
- 38-40 Winner Road Neighborhood

- 40-42 Golden Acres Neighborhood
- 42-44 Manor Oaks Neighborhood
- 44-53 Traditional Commercial Districts
- 44-46 Independence Square
- 46-48 Englewood Commercial District
- 49-50 Contemporary Resources
- 50-52 Religious Sites and Structures
- 53 Historic School Buildings
- 54-59 Cultural Landscapes
- 55 The American Civil War in Independence
- 56 Independence Cemeteries
- 56-57 The Three Trails and the Historic Retracement Trail
- 58 Archaeology

Chapter 4 COMMUNITY ENGAGEMENT

- 60-61 Topic Suggestions
- 60 Planning & Zoning
- 61 Historic Designation, Education & Outreach, Economic Incentives, and Property Maintenance

Chapter 5 GOALS & OBJECTIVES

- 62 Community-Wide Preservation Challenges
- 63 Community-Wide Preservation Opportunities
- 63 Preservation Master Plan Goals & Objectives
- 64 2019 - 2024 Priorities
- 65 2024 - 2029 Priorities

Chapter 6 APPENDIX: SURVEY

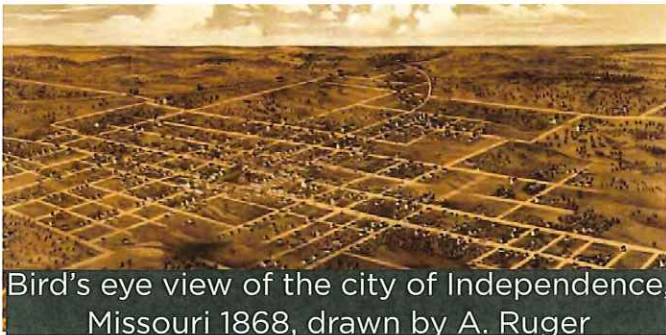
- 66 - 71 Historic Preservation Master Plan Survey Results

CH. 1

Historic Preservation in Independence

Introduction

The contemporary history of preservation in Independence began in 1972 with the death of President Harry S Truman. While individual buildings such as the 1859 Jail and Marshall's Home and the Square's Jackson County Courthouse spoke to earlier individual efforts, awareness in the overall protection of the built environment did not wholly begin until the 1970s. Development pressure around the Truman Home, that began as early 1971, set preservation activism in motion. In response to concerns by local citizens, the National Park Service created the National Historic Landmark (NHL) District on November 11, 1971, that included much of the neighborhood in which Truman walked daily.



The district remains unique in that it is only one of a few NHLs located in an active neighborhood. Further, the NHL district spans Truman's lifetime (1884-1972), making everything from 19th century Queen Anne homes up to 1960s ranch homes "contributing" to the district's integrity (Taylor, 122).

Though the establishment of the NHL district was a solid first step in bringing awareness to the community's outstanding



CONTRIBUTING VS. NON-CONTRIBUTING

Contributing (aka "historic") is a term that describes resources located in historically designated districts that contain high levels of architectural or historical integrity due to age (date of construction), retention of original features, or affiliation with important people or events.

Non-contributing resources do not contribute to the significance or character of the area due to lack of age, lack of retention of original integrity, or the insensitive alteration of the building over time.

and diverse historical and cultural resources, federal designation brought no protection from alterations or even demolition. It was not until February 1972, that local citizens, residents in and around the NHL, formed the Harry S. Truman Historic District Committee with the intent of pressuring the city to create a local historic district (Taylor, 122). In June 1973, a local petition drive succeeded with the establishment of the seven-member Heritage Commission by the Independence City Council. The Commission was charged

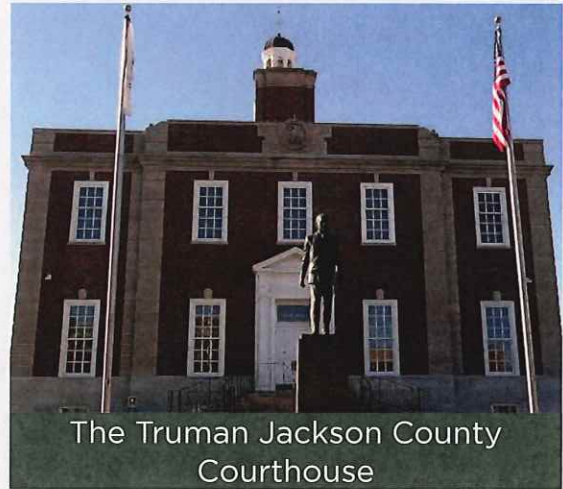


CERTIFIED LOCAL GOVERNMENT (CLG)

A **Certified Local Government, or CLG**, is a community that has made a commitment to historic preservation through the adoption of a local preservation ordinance and the creation of a reviewing body.

The program is administered jointly between the National Park Service and State Historic Preservation Offices (SHPOs) throughout the country.

In addition to technical assistance, CLG communities have access to at least 10% of Historic Preservation Fund monies, available in the form of grants. Independence has utilized these grants to conduct architectural surveys, update the City's preservation design guidelines, and to assist in the creation of this master plan.



**Independence
became a CLG
in 1987.**

with overseeing matters related to the newly created, locally designated, Truman Heritage District (Taylor, 123). The Heritage Commission would eventually play a leading role in both preservation advocacy and public education, a function previously served by the Jackson County Historical Society (Taylor, 125).

Preservation in Independence would once again be in the spotlight with the acquisition and restoration of the Bingham-Waggoner Estate and the Vaile Victorian Mansion in the late 1970s and early 1980s but would undergo numerous challenges in the 1980s

and 1990s with threats to individual houses and even neighborhoods near the Truman Home. These pressures eventually led to the reduction of the overall boundary of the local district.

In 1987, the City was recognized by the Missouri State Historic Preservation Office (SHPO) as a Certified Local Government (CLG). CLG status recognized the creation of the Heritage Commission, and the ordinance that established the group, as part of the City's attempts to incorporate preservation into a larger city-wide planning process to identify and protect historic resources. One

Christian Church, Independence, Mo.



of the most advantageous benefits of CLG status is the availability of 10% of federal Historic Preservation Funds (HPF) dedicated for planning, design, and construction projects in CLG communities via grants.

Despite some progress during this time, the Heritage Commission struggled in defining their role as advocates of Truman-related resources and of protecting historical resources city-wide. After the on-going threat and loss of numerous buildings and structures, the Heritage Commission was granted review of city-wide demolition requests in 1997. The authority to review demolition requests from the western border with Kansas City, Missouri to Independence's eastern edge adjacent to Blue Springs, Missouri, and Jackson County allows for both a public process and the ability to potentially protect everything from log cabins and barns to bungalows and post-war housing. This authority is unique in Missouri and allows the Heritage Commission the ability to provide protection to resources, whether

or not they are documented and/or locally designated (Taylor, 203).

In-depth preservation planning began in the late 1990s with the creation of design guidelines and later the adoption of Chapter 11 as part of the City's Comprehensive Plan in 2000 (Taylor, 222). In 2004 and 2005, the Heritage Commission's by-laws and historic preservation ordinance were revised. An update to the design guidelines was completed in 2010 using HPF grant monies. Additional planning efforts have included a variety of architectural surveys, though much of the city's historic built environment remains undocumented.

Preservation in Independence Today

There is currently just one locally designated historic district, the Truman Heritage District and 26 individual Landmark properties (individually-listed, locally designated properties). The Harry S. Truman National Historic Landmark District was expanded in

2011, almost tripling the number of buildings federally-recognized, including those on the Independence Square. There are also 24 individually-designated National Register listed properties in Independence. However, as was previously stated, the lack of overall design review and demolition review protection for National Register properties makes it the less desirable of the two types of designation from a local preservation perspective.

Today, the Independence Heritage Commission consists of nine members that include both professionals and laypersons as well as two ex-officio members representing the Truman Presidential Library and the National Park Service's Harry S Truman National Historic Site. Though the ex-officios are non-voting members, their perspective on the needs of the community and its preservation efforts is invaluable.

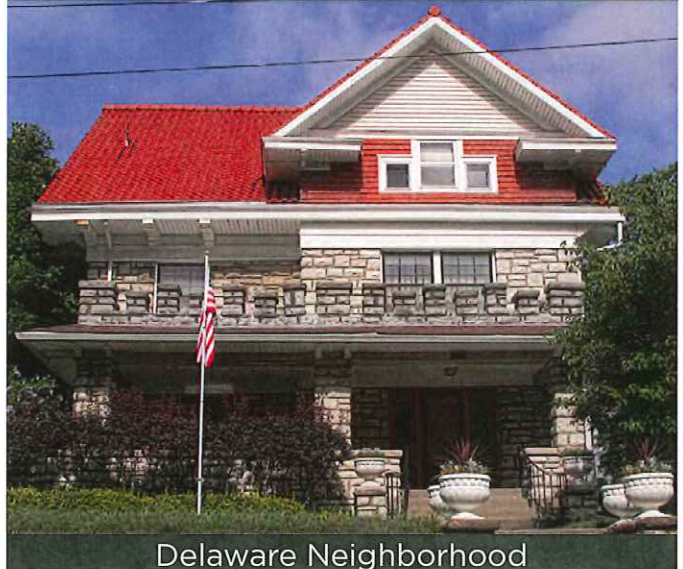
The Historic Preservation Master Plan (HPMP)

One component of the requirements to maintain Certified Local Government status is the regular update of a community's preservation comprehensive plan. Though overdue, the creation of this Historic Preservation Master Plan (HPMP) is critical to the continuation of the City's previous preservation planning efforts and the overall success of the preservation program. The HPMP will serve as a guide for both city staff as well as Independence citizens and property owners to identify concentrations of areas with high levels of historic integrity, make suggestions about possible resources to protect through local designation, highlight properties that may be eligible for National Register designation, and outline goals through long-range planning efforts, five and ten years out.

In order to solicit and incorporate public feedback, a series of public meetings were held in 2019, involving the general public, heritage group, neighborhood, and commercial district stakeholders, as well as the Independence Heritage Commission and members of the Independence City Council. Through an extensive public engagement process, the City sought to identify components of the current preservation program that are valuable and recognize elements that are either obsolete or ineffective that should be eliminated.



Bullene/Choplin House



Delaware Neighborhood



With a focus on **PRESERVATION PLANNING**, the **GOALS OF THIS DOCUMENT** are intended to:

1. IDENTIFY AND DOCUMENT previously unsurveyed city-wide historic resources;
2. RECOMMEND PRESERVATION INCENTIVES and economic development tools to encourage investment in traditional neighborhoods and commercial areas;
3. PROMOTE AND INCENTIVIZE the local designation program;
4. REVIEW ZONING POLICIES to ensure compatibility with community-wide preservation goals;
5. ENERGIZE CURRENT PROPERTY OWNERS in existing historic districts and other traditional neighborhoods to participate in city-initiated preservation programs;
6. ADDRESS PRESERVATION CHALLENGES such as the reduction of blight and deferred maintenance;
7. Continue to Promote PUBLIC OUTREACH AND EDUCATE THE PUBLIC about the need for historic preservation in Independence; and,
8. Adopt realistic GOALS for the NEXT FIVE (5) AND TEN (10) YEARS that can be accomplished with current staff and budget constraints.



Mormon Visitors Center



Woodlawn Cemetery



To better organize and reflect these recommendations, the new plan will be divided into **FOUR MAIN CHAPTERS:**

- 1.** The first chapter will provide an overview of the current preservation program and outline the duties of the City's Historic Preservation Division.
- 2.** The next chapter will identify city-wide resources through the creation of traditional character areas as distinguished by both their physical boundaries and development history. These areas will recognize resources with high levels of architectural/historical integrity with dates of construction up to 1973, denoting both residential and commercial resources up through 45 years of age. This chapter will also identify significant cultural resources and outline a strategy for protection.
- 3.** Next, the plan will outline and highlight feedback gathered during the public engagement process, noting both challenges and opportunities.
- 4.** Finally, that feedback will be prioritized by identifying five planning goals for the preservation program to achieve in the next five years (by the year 2024) and 10 preservation-related goals to achieve in 10 years (by 2029).

Historic Preservation Program Overview

Historic Preservation Division

The City of Independence Historic Preservation program is overseen by the Historic Preservation Manager, under the Historic Preservation Division. This division splits its duties between two departments: Community Development and Parks, Recreation, and Tourism (PRT). Under Community Development, the Preservation Division oversees various aspects of planning, community outreach and education, grant management, and federal and state historic preservation review compliance. The Preservation Division is also responsible for conducting city-wide building permit reviews and dangerous building reviews.

When working with the Tourism Division, Preservation assists maintenance staff and oversees restoration projects for all city-owned historic sites, manages preservation grants, and ensures compliance with federal and state preservation guidelines.

Independence Heritage Commission

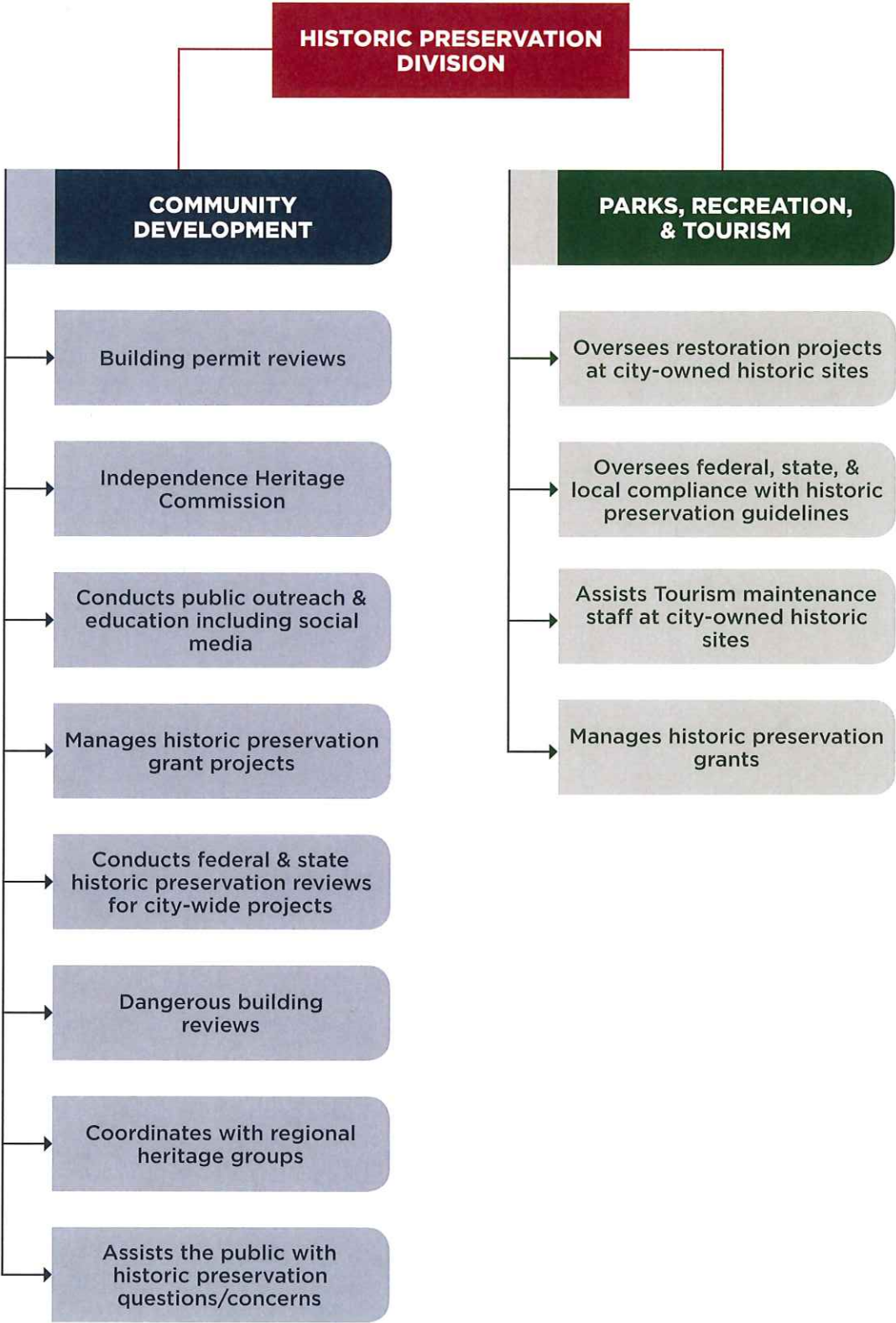
One of the primary responsibilities of the Historic Preservation Manager under Community Development is serving as liaison to the Independence Heritage Commission. The Heritage Commission is comprised of nine members; two of which are ex-officio positions held by representatives of the Truman Presidential Library and the National Park Service. The remaining seven positions are appointed by the City Council. The Heritage Commission was established through the adoption of an ordinance, codified in Article 9 of the Unified Development Code (UDC). After its formation, the Commission

adopted by-laws and design guidelines. The guidelines provide direction for both Commissioners and historic property owners on proper treatments of historic materials and guidance on appropriate improvements and alterations. Creation of the Heritage Commission and adoption of guidelines, by-laws, and a preservation ordinance led the City of Independence to be recognized by the Missouri State Historic Preservation Office as a Certified Local Government on August 11, 1987.

Article 9 of the UDC identifies the duties of the Heritage Commission as follows:

- Reviews Certificate of Appropriateness and Certificate of Economic Hardship applications for all locally designated properties;
- Initiates, reviews, and recommends properties for designation as a local Landmark, Historic District, or Conservation District;
- Establishes specific design guidelines for the alteration, construction, relocation, or demolition of Landmarks or buildings within designated historic districts;
- Reviews city-wide applications for demolition requests;
- Reviews all special-use permits affecting any designated property;
- Initiates, reviews, and makes recommendations concerning National Register nominations to City Council and the State Historic Preservation Office;
- Initiates, develops, and maintains cultural resource surveys and inventory; and, works with various governmental agencies on matters involving historic properties in the City.

Historic Preservation Program





LOCAL VERSUS NATIONAL DESIGNATION

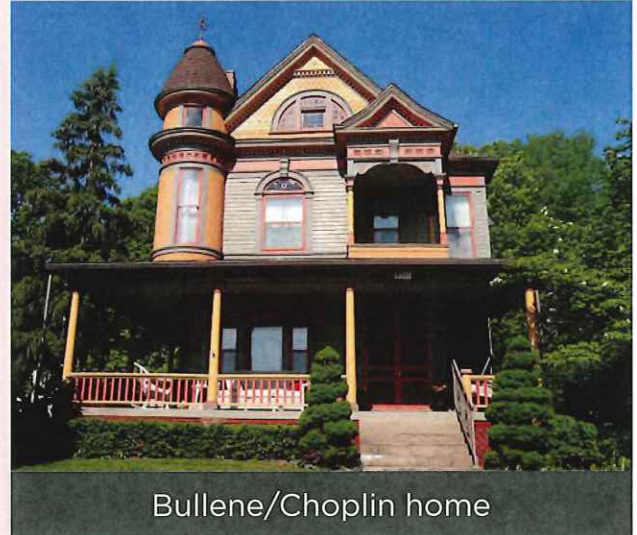
Local Historic Designation

Local Historic Designation is recognition by local government that a property possesses a high level of architectural integrity and/or is associated with local, regional, state, or national history. Locally designated properties in Independence consist of both individual properties and those located in a district. These properties must undergo design review by Preservation staff or the Independence Heritage Commission prior to most exterior alterations. This review ensures the retention of the historic integrity and character of the property.

National Historic Designation

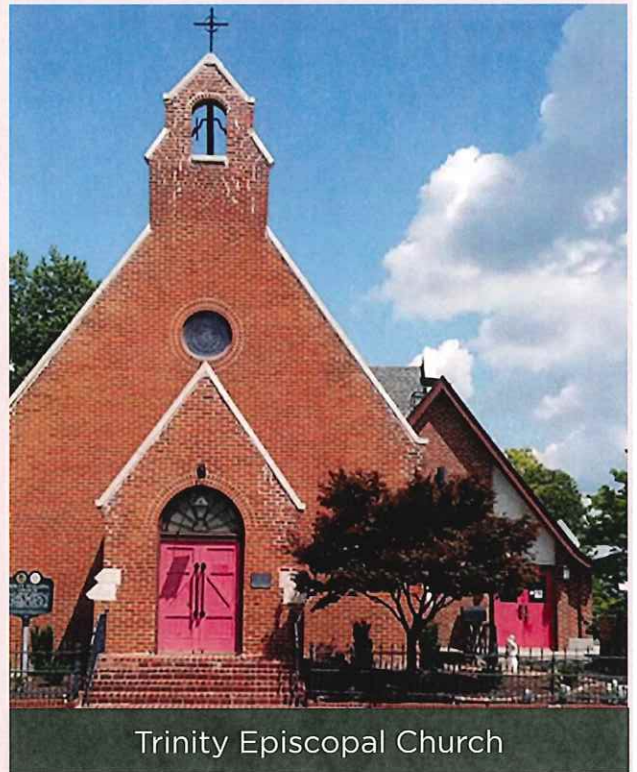
National Historic Designation is recognition by the federal government that a property reflects a unique style of architecture or craftsmanship, is associated with a significant person or event that contributed to the American past, or may yield information important to prehistory or history. Unlike local designation, listing in the National Register of Historic Places is strictly honorary. National designation does not require design review and provides no protection from alterations or demolition.

Locally Designated Property



Bullene/Choplin home

Nationally Designated Property



Trinity Episcopal Church

National Designation IDENTIFIES and RECOGNIZES; Local Designation PROTECTS THROUGH DESIGN REVIEW

Preservation Division staff assists with the organization of monthly Commission meetings (held on the first Tuesday of each month), writes staff reports and distributes packets for the monthly meetings, and aids the public with questions concerning the design review process. Preservation staff also assists property owners with historic property research, the Heritage Commission review process, local designation nominations, and the National Register nomination process.

Heritage Tourism

The National Trust for Historic Preservation defines cultural heritage tourism as "...traveling to experience the places, artifacts, and activities that authentically represent the stories and people of the past and present. It includes cultural, historic, and natural resources." Having played a critical role as the departure for the trails west, the crossroads in the battle over slavery and state's rights in the American Civil War, a pivotal role in defining the Mormon experience, and of course, as the hometown of President Harry S Truman, heritage tourism is an essential component of historic preservation in Independence. Increasing the understanding of the City's role in the overall development of the region, the State, and ultimately, the Nation, and making a connection between that history and the physical representation of it through its historic built environment, is critical to the success of the City's heritage tourism industry. In conjunction with the Tourism Division, the Preservation Division assists with the restoration and repair of city-owned sites, grant management, and federal, state, and local preservation regulation compliance. Because many of the city-owned properties are also locally or nationally designated as historic, the Preservation Division often submits improvements and alterations at the sites for review to the Independence



CERTIFICATE OF APPROPRIATENESS (COA) MATRIX

While many design review requests by owners of locally-designated properties require review by the Independence Heritage Commission, many allow for administrative review. This process allows staff to review and approve a COA request significantly expediting the review process and the time it takes to receive approval.

As a guide to property owners, the COA Matrix was developed in 2005. This reference chart divides projects into general categories, separates contributing from non-contributing properties (see page 4), and notes whether the improvement/alteration requires Heritage Commission review, administrative review, or no review.

A link can be found at:

http://www.ci.independence.mo.us/userdocs/ComDev/COA_Matrix.pdf

The image shows two versions of the COA Matrix table. The top table is for 'CONTRIBUTING' properties and the bottom table is for 'NON-CONTRIBUTING' properties. Both tables have columns for 'ACTION' and 'REVIEW' (No Approval, Administrative, Commission). The 'ACTION' column lists various types of work, such as 'Exterior paint', 'Interior paint', 'Roofing', etc. The 'REVIEW' columns indicate whether a project requires no approval, administrative review, or full commission review.

Heritage Commission (see sidebar for city-owned, designated sites).

While the Preservation Division works closely with Tourism, a division of PRT, the Tourism Division oversees specific aspects related to heritage tourism that includes the promotion and marketing of city-wide tourism sites and programs, management of volunteer programs at the city-owned sites, as well as overseeing daily operations and site coordination. The Tourism Division is also responsible for historic site interpretation, special programming, and tours. Though heritage tourism is a vital component of the City's overall preservation goals, it is not addressed at length in this plan, since this document is intended to outline and prioritize preservation planning goals rather than suggest management and future use proposals for city-owned historic sites, suggest interpretive programming or modify the management of the city's historic sites and tours.

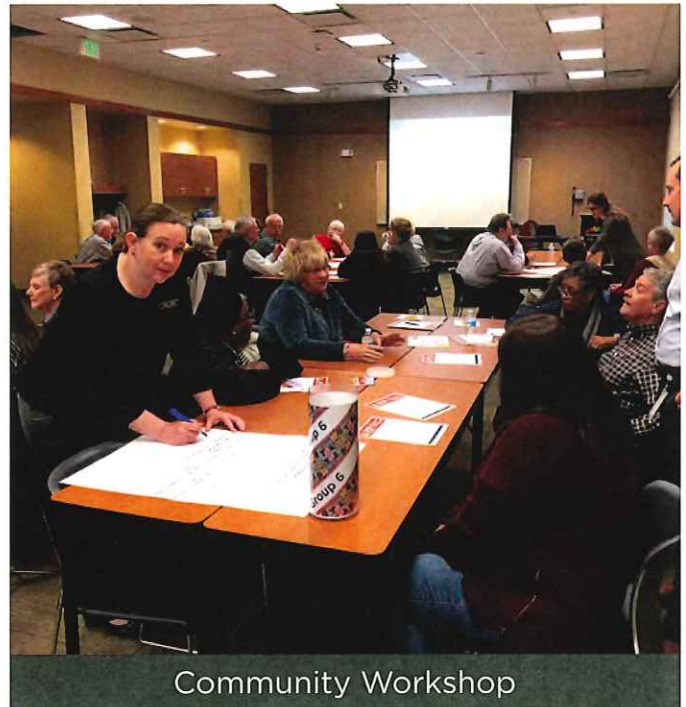
Community Input

The Preservation Division assists a variety of boards and commissions throughout the Kansas City Metro. The division also supports efforts by regional heritage groups and provides comments on preservation matters throughout the region. This includes projects related to buildings and sites, cemeteries, statues, historic markers, historic walking and driving trails, cultural landscapes, and transportation corridors, just to name a few.

Public Outreach and Education

In partnership with the Heritage Commission and community heritage groups, the Preservation Division hosts a variety of public programs and community outreach events throughout the calendar year. The culmination of these events is the annual celebration of National Historic Preservation Month in May. Events include preservation

awards, architectural tours, lectures, and other activities inspired by the built environment. Programs vary from year-to-year and are promoted in the City Scene newsletter, the City's website and calendar, as well as social media.



Community Workshop

Federal and State Regulation Compliance

The City of Independence is mandated to follow both federal and state guidelines for historic preservation. The most prevalent of these regulations is Section 106 of the National Historic Preservation Act of 1966. Section 106 requires a review of all projects using federal funding or undertakings by a federal agency to determine if any cultural resources could be harmed or adversely affected. This analysis is then forwarded to the Missouri State Historic Preservation Office (SHPO) and/or the Tribal Historic Preservation Office (THPO) for review and comment. The Preservation Division assists all city departments in this review process as well as comments on area projects going through a 106 review processed by outside agencies and contractors.

Building Permit and Dangerous Building Reviews

The Preservation Division reviews city-wide building permits and those tagged as “dangerous” by the City, including all requests for demolition. Research is conducted by City staff to determine the building’s age and to evaluate if the loss of the building could harm the overall architectural integrity of the neighborhood or commercial district it is located in. Demolition requests for buildings deemed “historic,” due to age and overall integrity, are required to be reviewed and approved by the Heritage Commission prior to issuance of a permit.

Grant Management

The Preservation Division works with both Community Development and the Tourism Division to write and manage grant projects that assist the City with preservation planning efforts, promotes community outreach and education projects, and in the restoration of city-owned historic sites. Planning projects can include conducting surveys, updating design guidelines, and the creation of planning documents like this master plan.

Outreach and education grants can provide funding to create preservation workshops on such topics as window repairs or re-pointing historic masonry, bring in guest speakers, and create educational materials for historic property owners.

Grants are also sought after to assess repair work and outline maintenance plans at city-owned historic sites and to conduct restoration work. While the City seeks out a variety of both public and private funding sources, Certified Local Government grants, utilizing Historic Preservation Funds, are most often requested and utilized by the Preservation Division.



SECTION 106 & NATIONAL HISTORIC PRESERVATION ACT (NHPA)

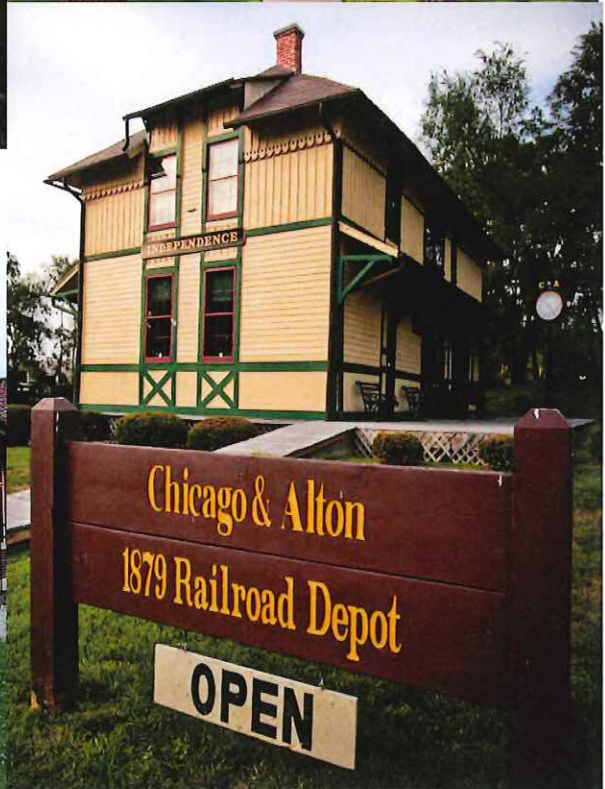
The National Historic Preservation Act was enacted in 1966. Section 106 of this act requires federal agencies undertaking a project or when using federal funds to take into account the overall impact of that undertaking on historic properties. If it is determined that the project will cause a negative impact, the agency must seek comments from the Advisory Council on Historic Preservation (ACHP) in order to mitigate that impact. Properties already listed in the National Register of Historic Properties are automatically evaluated during the 106 review process adding another incentive for federal historic designation.

This process provides an extra level of review and input to PROTECT historic properties.



CITY-OWNED HISTORIC SITES-AND ADDRESSES

- The Bingham-Waggoner Estate
- Chicago & Alton Train Depot
- Historic Fire Station #1
- Pioneer Spring Cabin
- The National Frontier Trails Museum Complex
- The Truman Historic Train Depot
- The Vaile Victorian Mansion
- Woodlawn Cemetery
- 1827 Log Courthouse



CH. 3 Preservation Approaches

Preservation Approaches for Historical Resources and Cultural Landscapes

The previous version of the comprehensive plan began with the evaluation of both the original 1850s boundary and the larger, successive annexations that took place after 1948, that dramatically expanded the overall land area. Today, Independence occupies 78 square miles bounded by Blue Springs, Missouri and unincorporated Jackson County to the east, Kansas City, Missouri to the west, Sugar Creek, Missouri to the north, and Lee's Summit, Missouri to the south.

Identification of the City's historic resources and cultural landscapes is a key component of this 21st century preservation planning process and is critical to the retention and preservation of physical representations of Independence's heritage. Chapter three of this Master Plan will assist the Preservation Division and the Independence Heritage Commission in the creation of a comprehensive architectural survey program, recommendations for historic designation and economic incentives, assisting in long-range planning decisions such as re-zoning recommendations, and in reviewing demolition requests through the demolition permit review process and dangerous building review process.

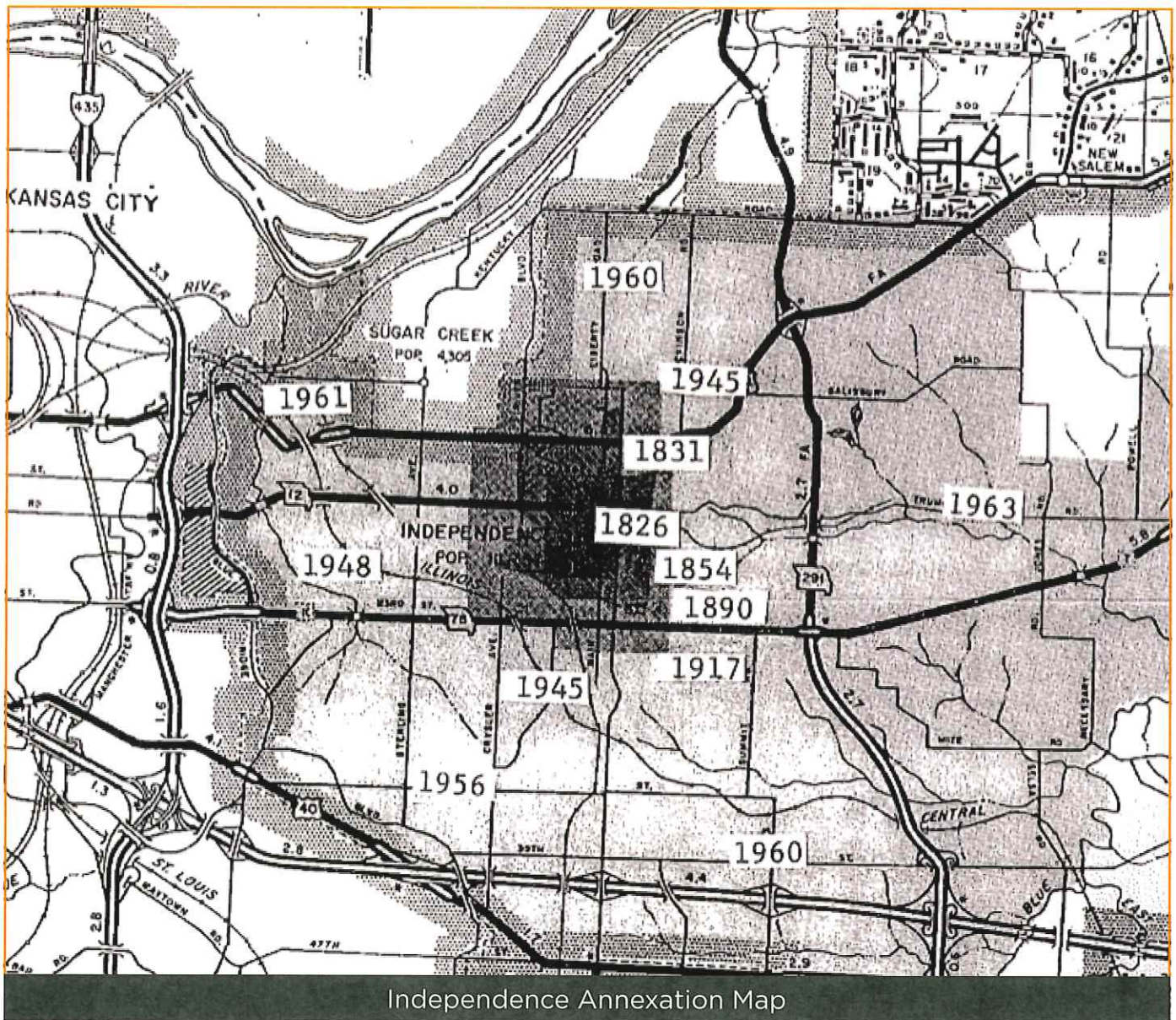
In order to identify sections with the greatest concentration of historic resources, the previous Comprehensive Plan divided the City into seven character-defining areas and an overview of the remaining areas. In addition to age, the areas were noted for their historical significance, historical development patterns, affiliations with

people, groups, and organizations, and development pressures. To re-evaluate these areas, **four factors helped to determine what will be part of the Master Plan:**

1. Was there a loss of overall architectural integrity in that area?
2. Was the area previously overlooked or omitted?
3. Have new areas now come of age for consideration (45 years or older)?
4. Are development pressures or economic factors causing the erosion of the overall integrity of an area?

Using these criteria, the following areas were determined as having a high concentration of historical/architectural integrity, are currently of age for designation consideration, and should be part of a comprehensive preservation strategy. **These areas include:**

1. Truman Heritage District/McCoy Neighborhood
2. Mount Washington/Fairmount Neighborhoods
3. North Main Neighborhood
4. South Main Neighborhood
5. Benton Neighborhood/Woodlawn Cemetery
6. West White Oak Neighborhood
7. Procter Neighborhood
8. Winner Neighborhood
9. Golden Acres Neighborhood
10. Manor Oaks Neighborhood



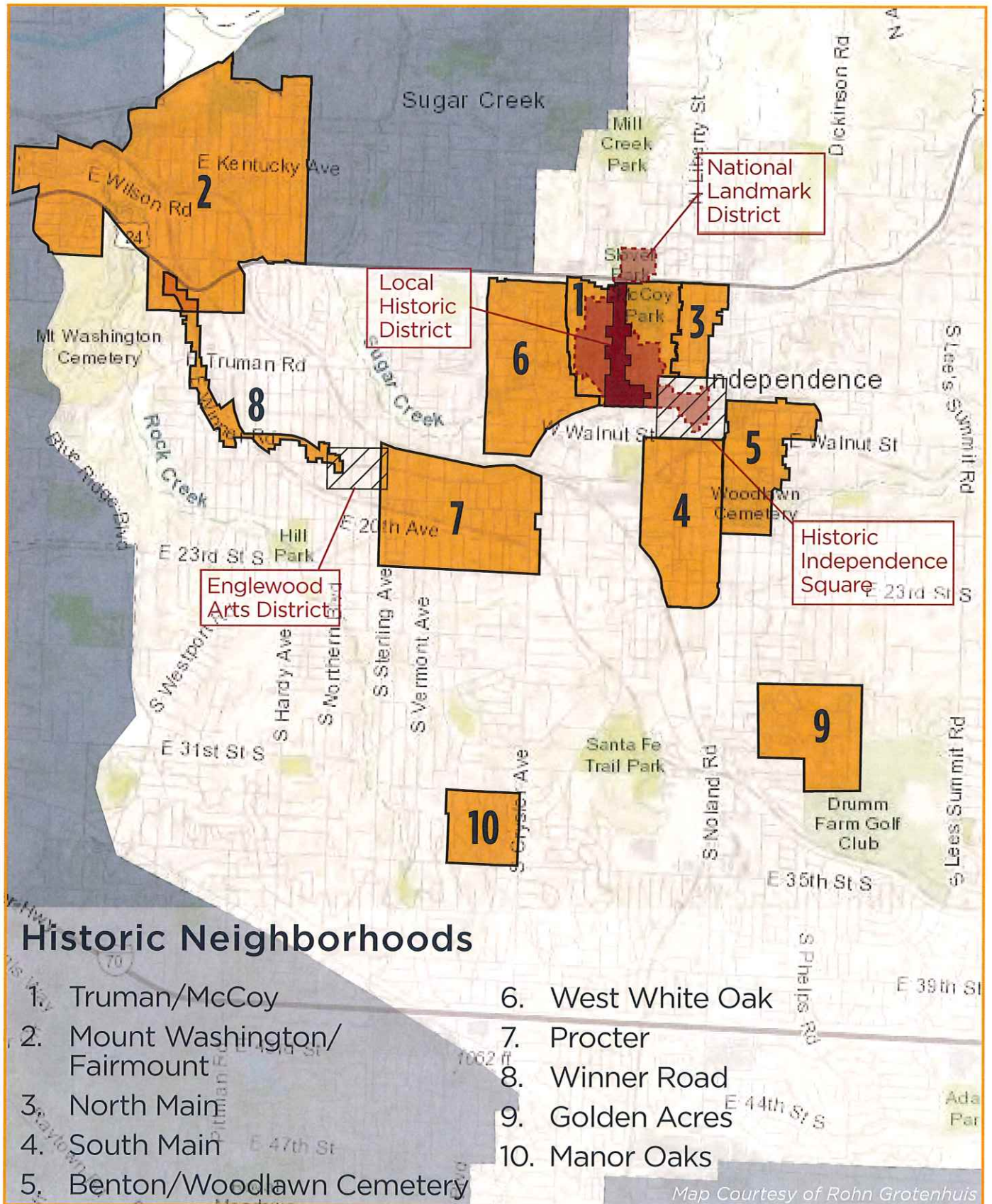
Independence Annexation Map

Also evaluated and included as part of the Master Plan process are the City's traditional commercial corridors that include the Independence Square and the Englewood Station Arts District.

In addition to historic resources that make up the built environment, cultural landscapes were evaluated, and preservation efforts prioritized, as part of this review process. These landscapes include rural open spaces, prehistoric sites associated with Native American peoples, agricultural land and their associated outbuildings, and sites

and routes associated with early pioneers. These cultural landscapes are also made up of land associated with the Little Blue Battlefield in eastern Independence/Jackson County and historical cemeteries like Woodlawn, Lobb, and Mount Washington.

While these resources may not be included as part of a larger survey process, they should nonetheless be considered part of the overall planning process and have a consistent preservation approach adopted that recognizes both significance and their unique attributes and contributions as historical and cultural resources.

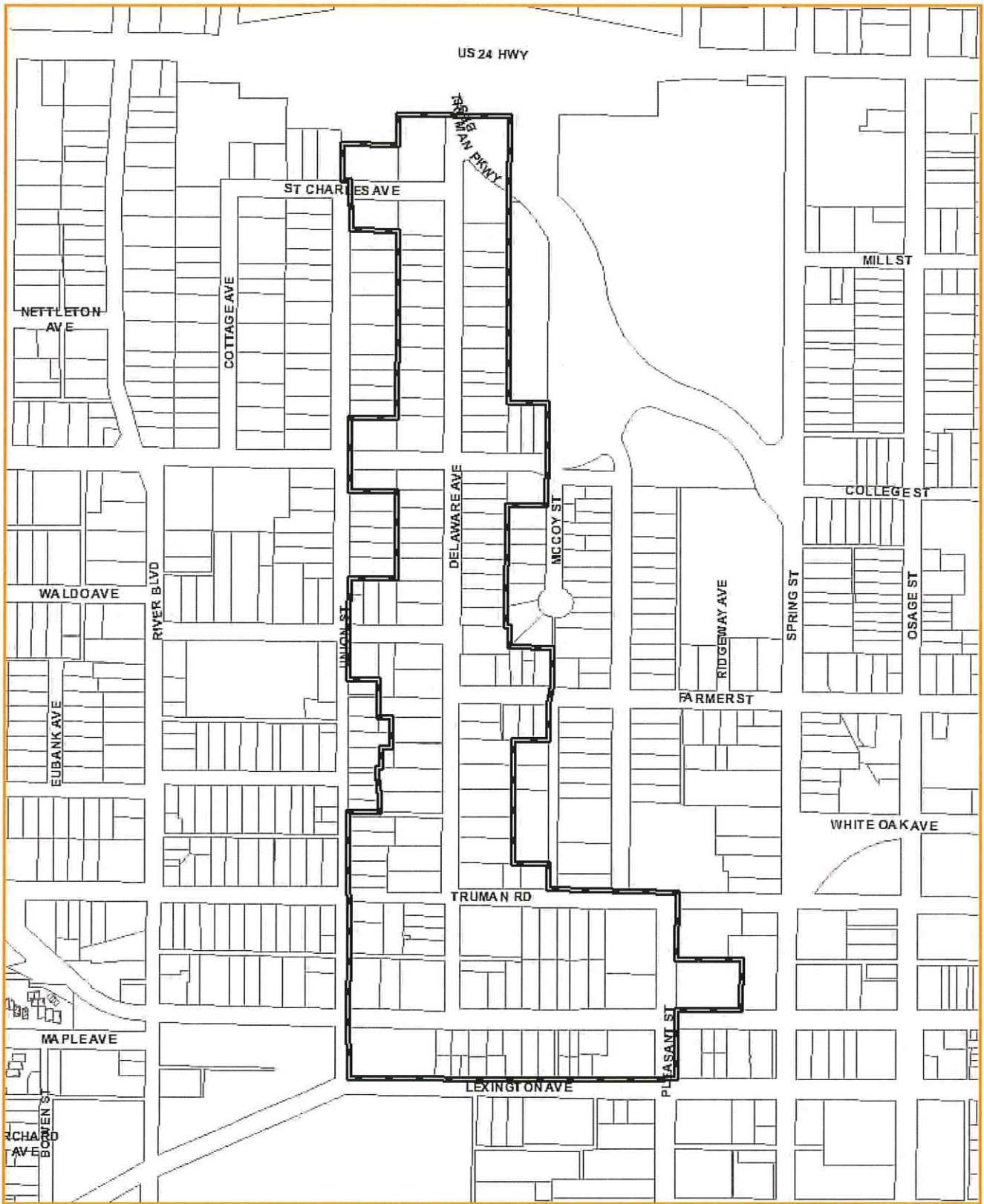


Historic Neighborhoods

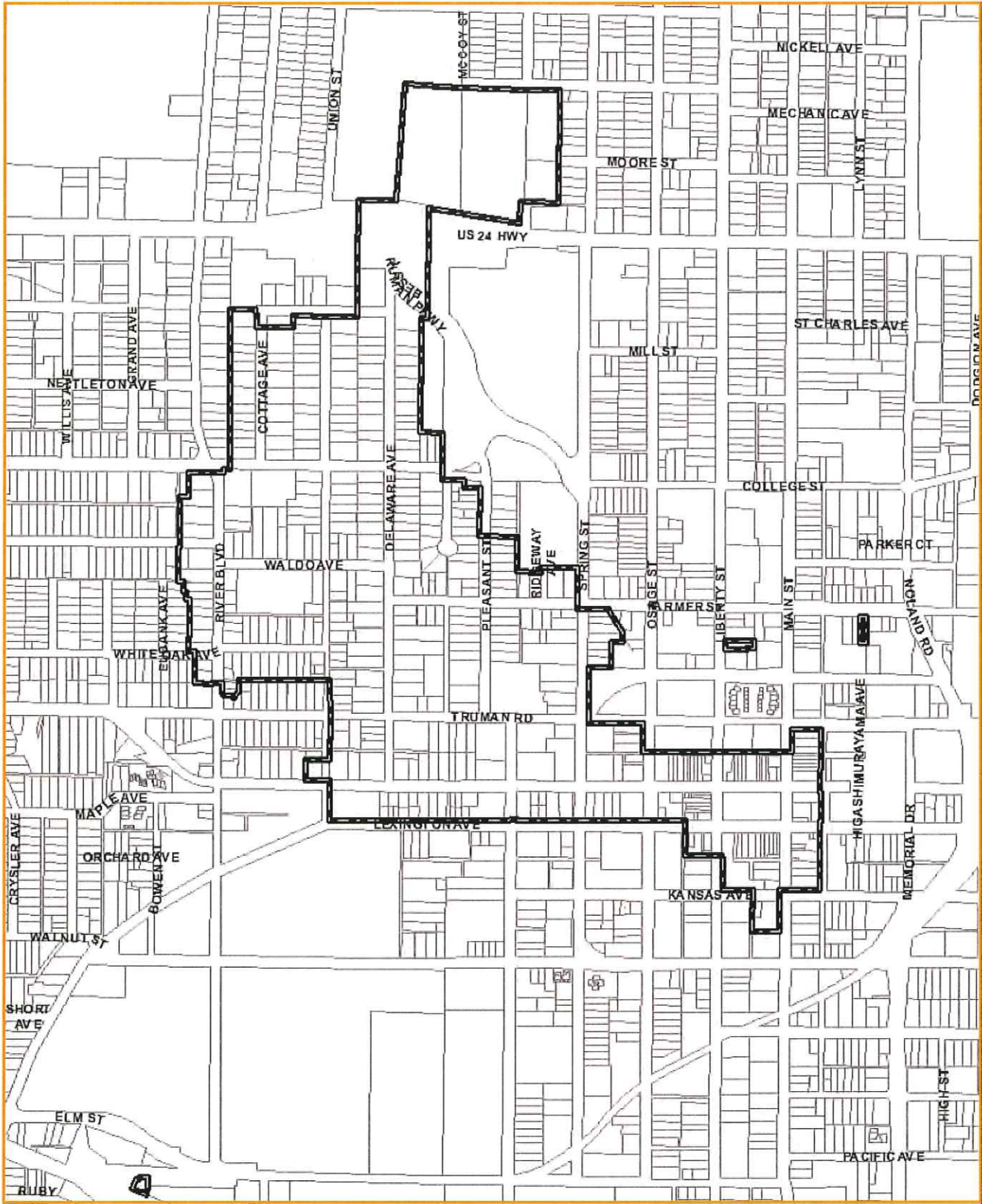
- | | |
|-----------------------------------|-------------------|
| 1. Truman/McCoy | 6. West White Oak |
| 2. Mount Washington/
Fairmount | 7. Procter |
| 3. North Main | 8. Winner Road |
| 4. South Main | 9. Golden Acres |
| 5. Benton/Woodlawn Cemetery | 10. Manor Oaks |

Map Courtesy of Rohn Grotenhuis

Historic Areas



Truman Heritage (Local) District



Harry S. Truman National Historic Landmark District

N
1 inch = 700 feet

Traditional Neighborhoods

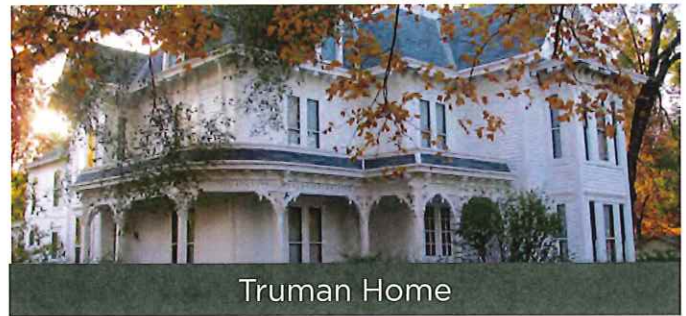
The historic development patterns of the City remained constrained until annexation began in the 1940s that expanded the boundaries of Independence significantly up through the 1980s. As a result, much of what is recognized as a historic part of the City is concentrated around the Independence Square. Today, as Independence's building stock has come of age, much of the City's newer mid-century neighborhoods are being considered for possible historic designation as well.

This section of Chapter Three will re-evaluate the traditional historic neighborhoods that were included in Chapter 11 of the previous Comprehensive Plan while researching those neighborhoods previously excluded with a high level of architectural/historical integrity that are at least 45 years of age. An overview of each area will be provided with associated maps and preservation recommendations that address the unique character and contribution of each area.

Truman Heritage District/McCoy Neighborhood

Boundary: The Truman Heritage District/McCoy Neighborhoods reflect the westernmost and southernmost boundaries of the National Historic Landmark District and abuts the North Main District to the east. U.S. 24 Highway was chosen as the northern boundary to highlight the area's unique architecture and to separate the residential properties from the commercial found along the highway. This neighborhood also possesses a higher level of architectural integrity and is more consistent than those properties north of 24 Highway.

Famous for its association with the country's thirty-third President, the Truman District/

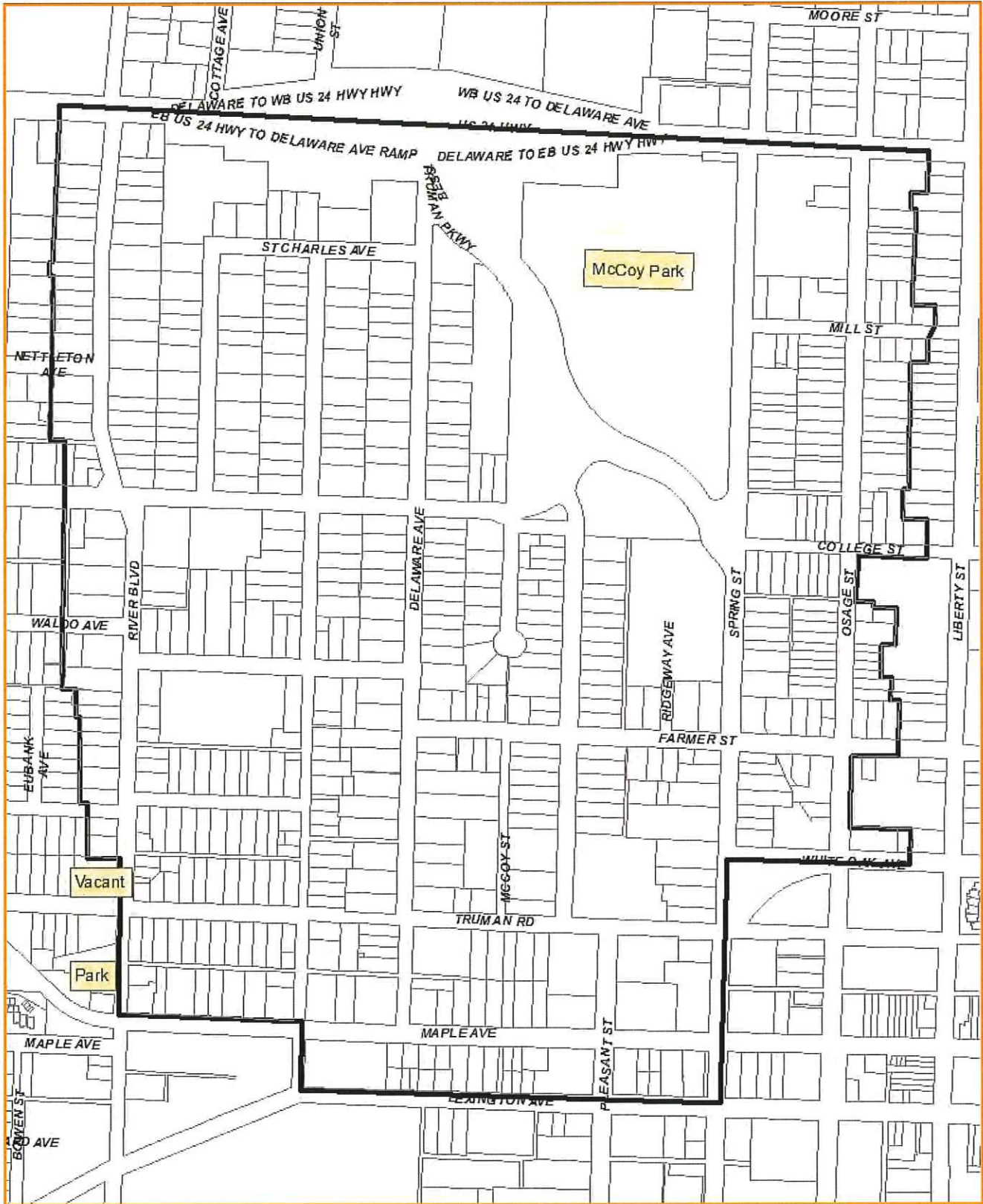


Truman Home

McCoy Neighborhood is known for its tree-lined streets, diverse architecture, and walkability. The area is incorporated into the National Historic Landmark District (NHLD), an honorary federal distinction that distinguishes it as having the highest level of national significance. The district, that now includes roughly 600 properties, was established in 1971 just before President Truman's death. It is unique in that it is one of the only areas in the country that retains individual homeownership directly adjacent to a National Park Service site.

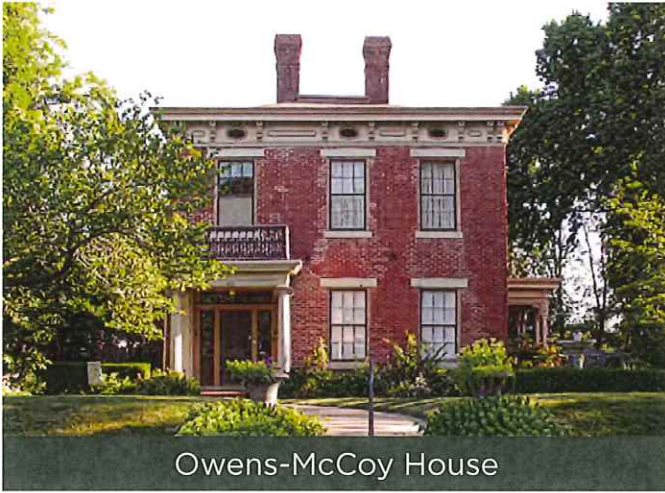
This area also contains the only locally designated historic district in Independence, though considerably smaller than the NHLD. The local Truman Heritage District is made up of just under 200 properties that runs north along Delaware Avenue from Maple Avenue and includes portions of Lexington Avenue and Union Street. Though the buildings within the Truman District/McCoy Neighborhood often date before the birth of President Truman in 1884, the period of significance for the Truman Heritage District spans the life of the president (1884-1972).

The Truman District/McCoy Neighborhood is made up of a variety of architectural styles dating from the mid-late 19th through the mid-twentieth century that includes Colonial Revival, Queen Anne, Folk Victorian, Kansas City Shirtwaists, and bungalows, to name a few. Some newer infill includes ranches and split levels. Most properties consist of small, often elevated, urban lots, many of which are reinforced by limestone retaining walls.



1 inch = 425 feet

Truman / McCoy Neighborhood



Owens-McCoy House

Today, the area is known for its central location in Independence (within walking distance of the Independence Square), well-maintained properties, high level of architectural integrity, and historical significance.

Preservation Approach

The Truman Heritage District and adjacent McCoy Neighborhood are currently stable and retain a fairly high level of architectural integrity. Much of the area is incorporated into both the local historic district as well as the Harry S Truman National Historic Landmark District. Interest in the area's history and its central location continue to be contributing factors to its appeal for new homeowners. Though well-documented, the Preservation Division should continue to promote the area and offer a variety of programs and incentives for historic property owners to maintain their homes.

The Preservation Division should also seek to expand the local district boundaries to match those of the National Historic Landmark District. In addition to expanding local protection, all locally-designated, contributing properties within the district could be eligible for State Historic Preservation Tax Credit for rehabilitation, and if income-producing, could combine that with Federal Historic Preservation Tax Credits.

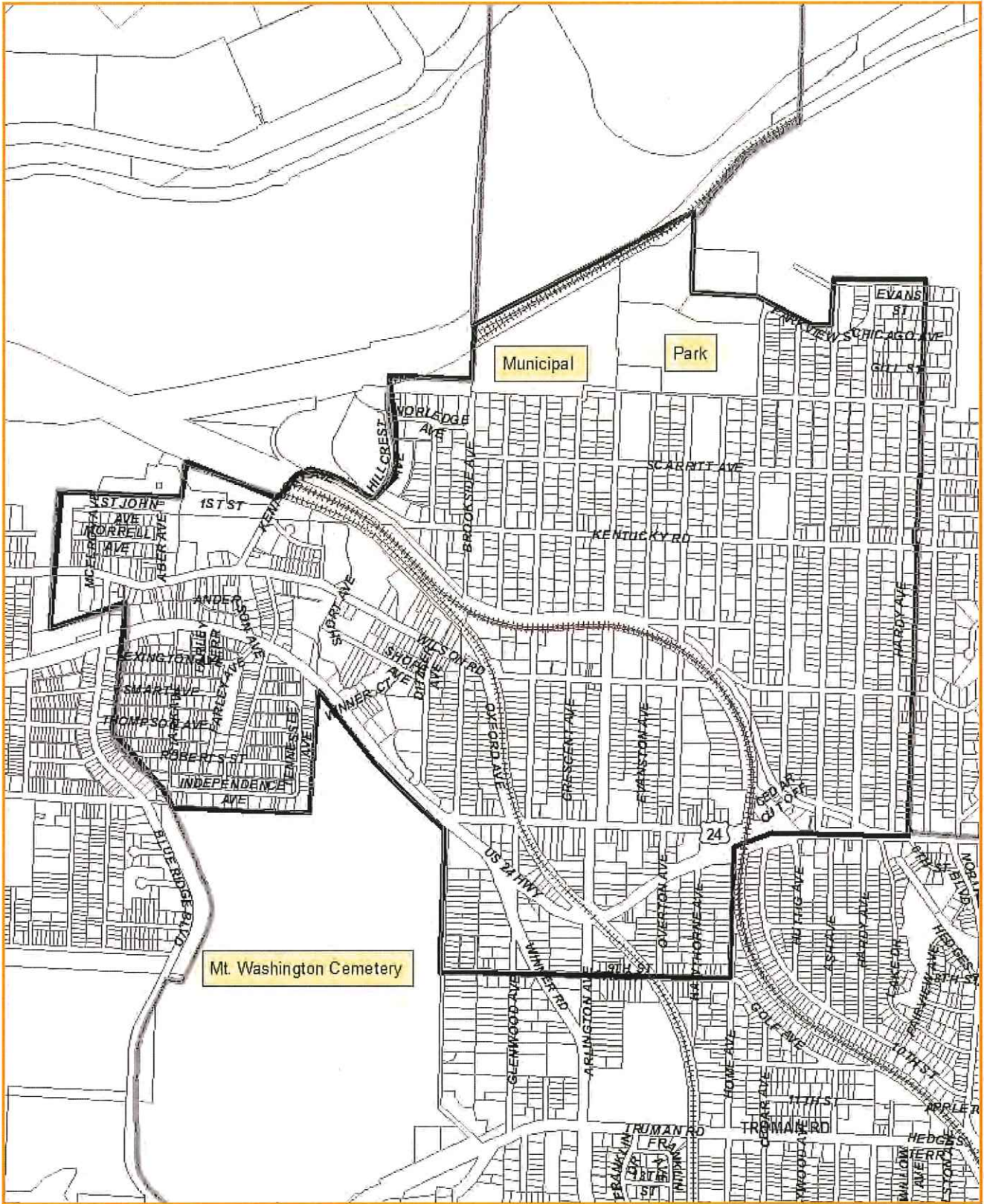
Threats to mature trees are also a concern due to disease and placement. In order to retain the mature tree canopy in the neighborhood, a partnership should be formed with the Independence Tree Board to conduct a mature tree survey and make recommendations to homeowners on appropriate care and, if needed, removal.

ACTION PLAN

- Partner with the Independence Tree Board to conduct a mature tree survey
- Offer a variety of outreach programming to property owners including workshops, lectures, and tours
- Reach out to area property owners to determine interest in expansion of the local district
- Continue to seek out incentives for historic property owners to maintain owner-occupied homes using the Historic Preservation Guidelines

Mount Washington/Fairmount Neighborhoods

Boundary: The Mount Washington/Fairmount Neighborhood boundaries are intended to combine sections of both of these traditional neighborhoods having the greatest concentration of architectural integrity within these contiguous areas. This area stretches to the westernmost border of the City of Independence, abutting Kansas City, Missouri. Mount Washington Cemetery (southwest corner) and Sugar Creek and Independence municipal properties (to the north) help to define the district's southern and northern edges. Hardy Avenue to the east is the last full block located in the Fairmount subdivision making it a practical boundary for the districts.



1 inch = 1,100 feet

Mount Washington / Fairmount Neighborhood

Fairmount Park, showing Lake, Kansas City, Mo.



Once the home to two different amusement parks, Mount Washington and Fairmount were originally utilized by wealthy residents of Kansas City who traveled by “dummy line” to the country to enjoy fresh air and take in the sites. What is today Mount Washington Cemetery was, in the 1880s, a 382 acre park site with a 20 acre lake featuring swans and boat rentals where families and couples could picnic to live music. This park closed around 1900 and was converted for use as Mount Washington Cemetery. The stone bus stop on U.S. 24 Highway marked the original north entrance to this park.

By 1892, the electric trolley line brought Kansas City residents to a new park developed north of U.S. 24 Highway that included what is today both Independence and Sugar Creek to the north of the Fairmount Business

District. Originally called Cusenbary Springs, it was later renamed Fairmount Park. This park boasted a pavilion and band stand where the public could enjoy dancing to live bands, a shooting gallery, and leisurely boat rides. Concert and vaudeville-type acts kept the park filled until the Great Depression when the park closed.

Both Mount Washington and Fairmount’s housing stock began as summer homes for well-to-do Kansas City families. Remnants of these Victorian and Foursquare-style homes can still be found scattered along roads like Brookside and Winner. By the 1920s and 1930s, working-class bungalows appeared in Mount Washington and Fairmount, many of which dominate these neighborhoods today. Concentrations of these bungalows remain along Ash and Hardy, both north and south of U.S. 24 Highway.



Mount Washington Senior Apartments

This area of Independence was not incorporated into the city limits until the 1950s. This autonomy from the adjacent cities provided an opportunity for the area to develop its own unique character and appeal.

Today, the area is known for its central location to I-435, I-70, and downtown Kansas City, longevity of homeownership, and its varied, often modest, housing stock. Recent redevelopment projects within the Fairmount Business District, reinvestment from the City of Independence, the Northwest Community Development Corporation, and other community groups, as well as the adaptive reuse of the historic Mount Washington School has fostered revitalization and renewed interest in these areas.

Mount Washington School, located at 570 South Evanston Avenue, is the only National Register designated property within these neighborhoods. It was converted to senior housing in 2013.

Preservation Approach

The Mount Washington/Fairmount Neighborhoods suffer from more extensive deferred maintenance/blight

than other traditional neighborhoods identified in this plan. Demolition requests due to dangerous building status and lack of regular property maintenance is causing loss of housing stock at a consistently high rate. To combat this, the City should seek a grant to conduct an intensive-level architectural survey to document area properties for the purposes of demolition review and to be proactive in addressing deferred maintenance of historically significant resources. Additionally, expanding property maintenance programs such as the Rental Ready inspection program and introducing proactive code enforcement could slow blight and encourage single-family, owner-occupied properties.

ACTION PLAN

- Conduct an intensive-level architectural survey
- Partner with the Independence Tree Board to conduct a mature tree survey
- Tackle deferred maintenance/neglect by introducing new programs or expanding/improving existing programs that address property maintenance, codes violations, and enforcement
- Adopt programs and incentives that encourage owner-occupied properties

North Main Neighborhood

Boundary: The North Main District is defined by the age of the housing stock as well as the creation of U.S. 24 Highway to the north. The proposed district boundary reflects the area found in the North Main Street survey conducted in 2013.

The North Main Street Neighborhood was annexed by the City of Independence in 1851 and predominantly developed between the 1870s and early 1900s, reflecting the prosperity of the city during that period. Prominent Independence families such as the Wallaces, the Flourneys, the Otts, and the Bundschus settled in this neighborhood creating what would be today, a middle-to-upper class area filled with shopkeepers, lawyers, bankers, and prosperous landowners. Most of these houses were constructed north of Farmer Street along both sides of Main and Liberty Streets.

As many of the lots in the area were subdivided from the 1910s through the 1930s, smaller, one and one-and-a-half story bungalows were constructed filling in voids found between more stately homes. This was particularly true along North Liberty and North Main Streets, north of College Street. As was typical of many of the larger homes throughout Independence, significant alterations were often introduced during both World Wars I and II, converting single family homes to multi-family rentals. Many of these rentals remained through Urban Renewal in the 1960s. It was not until the late 20th and early 21st century that many of these homes were converted back to single-family.

The North Main Street Neighborhood has a diverse, often eclectic, mix of architectural styles, influences, and plans. The majority of property types are vernacular in nature that includes gable and wing plans, bungalows,

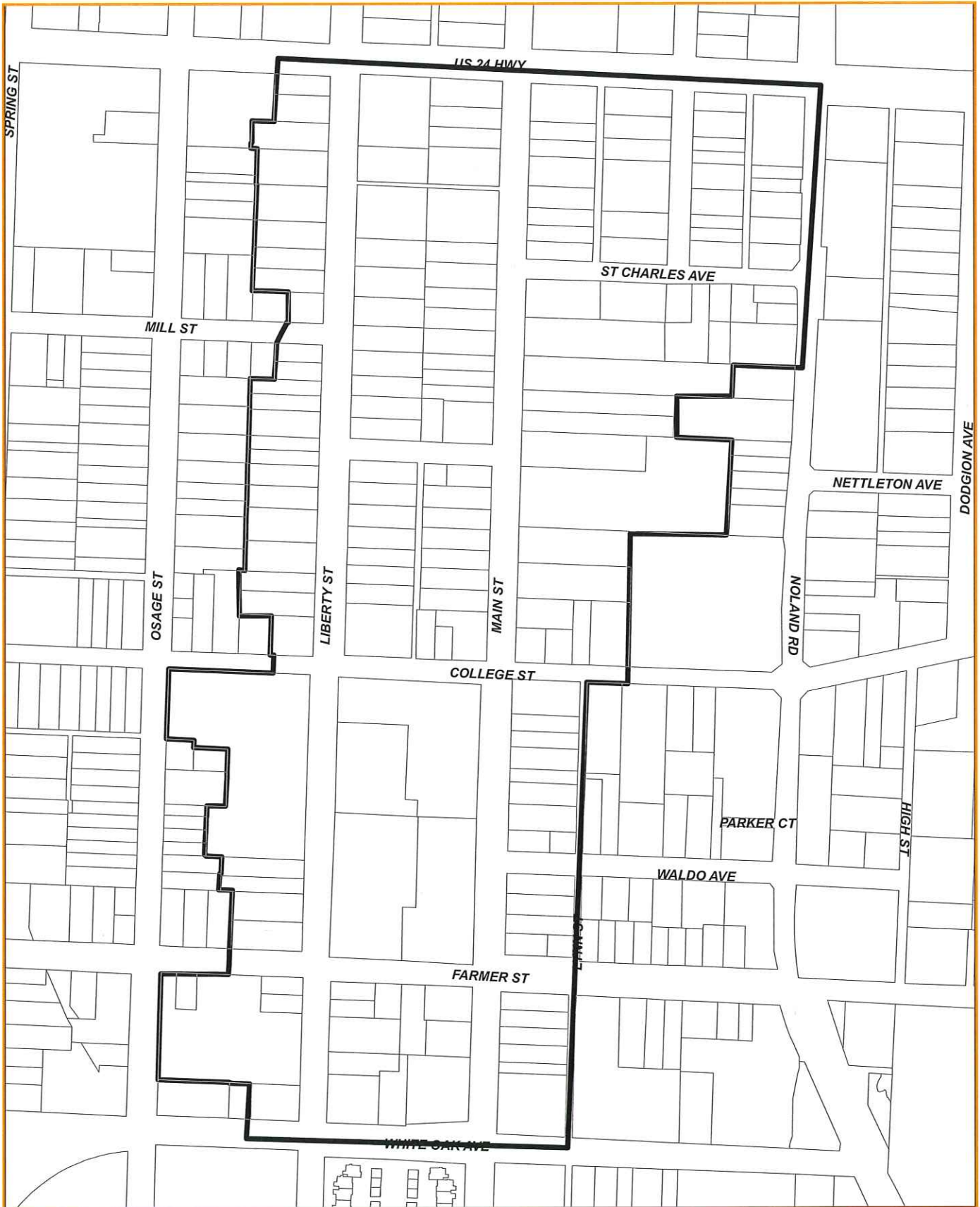


and Foursquares that date from the late-19th century through the 1930s. Several dwellings, ranging from the 1850s through about 1930, feature the influences of Gothic and Classical Revival, Victorian, Tudor, Craftsman, and Italianate style architecture. High styles of architecture in this area include Kansas City Shirtwaists, Gothic Revival, and Queen Annes that date mainly from the mid-19th century to the turn of the 20th century.

Preservation Approach

The North Main Neighborhood was part of a reconnaissance-level architectural survey conducted by the City of Independence in 2013. While the conclusions of the survey do not recognize a high level of overall architectural integrity in the neighborhood due to inappropriate alterations and infill, the area should nonetheless be considered eligible for local designation. Further, numerous individual properties are considered eligible for both local and National Register designation.

The neighborhood overall suffers from deferred maintenance and lack of property investment due to limited owner-occupied housing. Increasing property maintenance programs such as the Rental Ready inspection program and introducing proactive code enforcement could slow blight and encourage single-family, owner-occupied properties and increase investment.



1 inch = 279 feet

North Main Street Neighborhood

ACTION PLAN

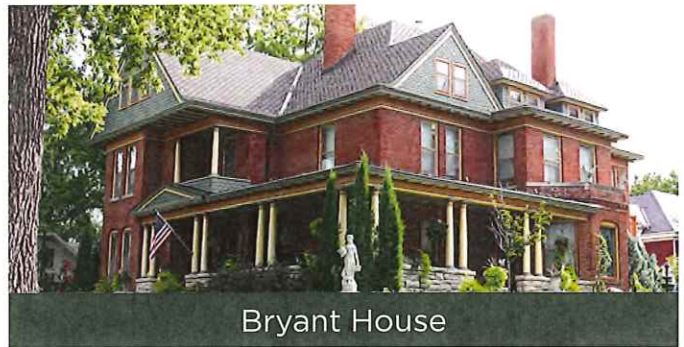
- Pursue local/National designation as a district or individual properties based on the data collected in the architectural survey conducted in 2013.
- Research/implement economic incentives to encourage reinvestment and historic designation
- Partner with the Independence Tree Board to conduct a mature tree survey
- Tackle deferred maintenance/neglect by introducing new programs or expanding/improving existing programs that address property maintenance and codes violations
- Adopt/improve upon programs and incentives that encourage owner-occupied properties

South Main Neighborhood

Boundary: The South Main District is defined by the age of its housing stock and its period of development. The northernmost boundary, on the south side of Walnut, divides commercial properties on the Independence Square from the residential area to its south. The district's southernmost boundary culminates at Southside Boulevard and the Union Pacific railroad tracks. Several subdivisions also end at Southside Boulevard making the street a sensible southern border to the district.

The South Main Neighborhood was originally made up of stately homes and large lots owned by Independence professionals and business owners, many of whom worked on the Independence Square. Several of these grand dwellings are individually-listed in the National Register of Historic Places including the Bryant House (519 South Main Street), the Hughes House (801 South Main Street), and the Bingham Waggoner Estate (313 West Pacific Avenue).

Smaller, more modest infill, that includes



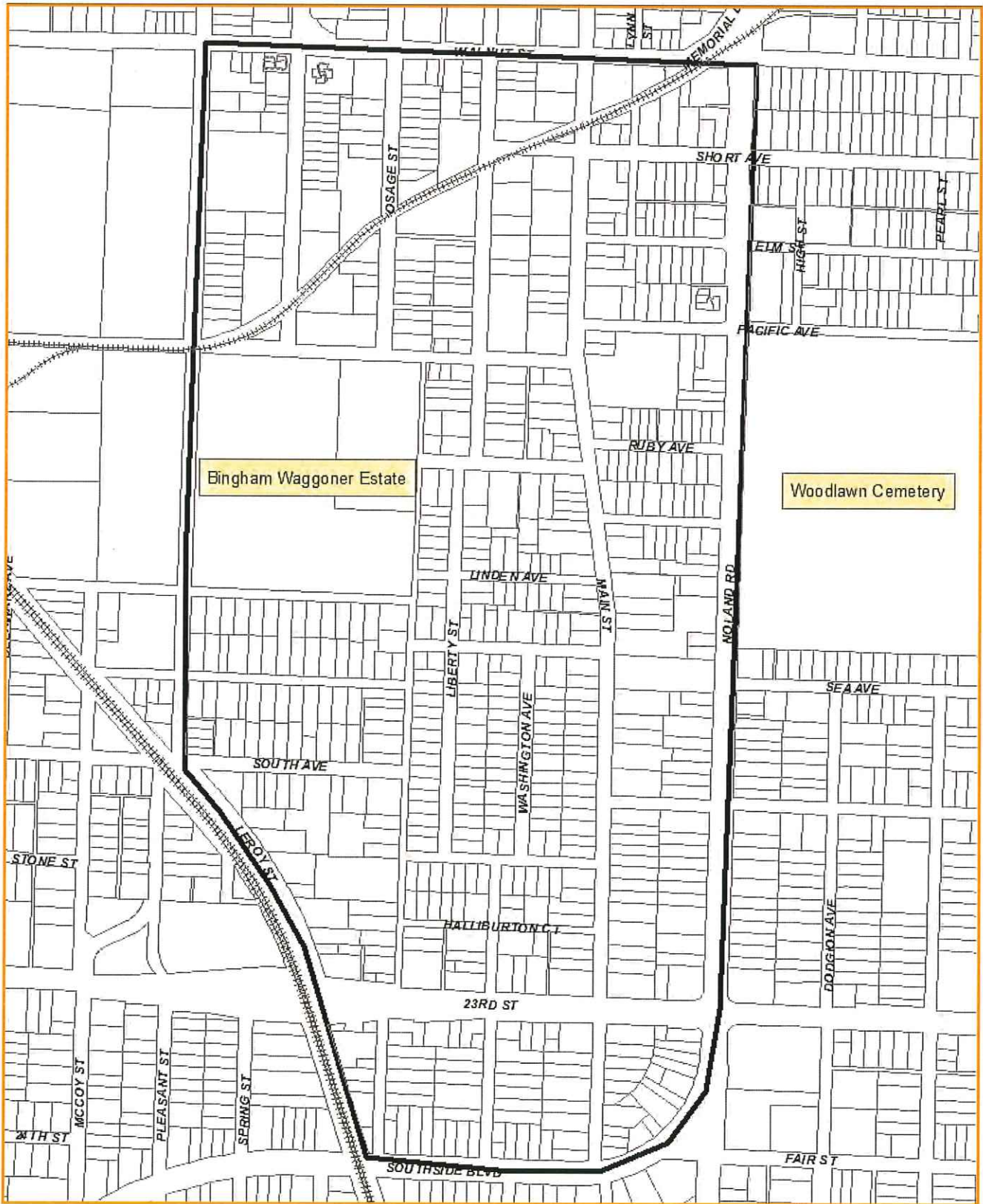
Bryant House

bungalows and Foursquares, were introduced at the start of the 20th century. Today, the neighborhood consists of tree-lined streets and a wide variety of architecture dating from the 19th century to contemporary infill. Properties at the northernmost and southernmost ends of the South Main Neighborhood have suffered the most from demolition, questionable alterations, and inappropriate infill. The bisection of the southern portion of the neighborhood by the commercially-developed 23rd Street also challenges the overall cohesion of the residential area.

Preservation Approach

The South Main Neighborhood consists of a wide variety of architecture and dates of construction. In order to determine the overall integrity of the area, an intensive-level architectural survey should be conducted using Historic Preservation Funds. Designation should then be pursued based upon the results of the survey, either as individual properties or an overall district. While previous attempts to designate South Main as a local historic district failed, local/National designation should be considered a priority to recognize and preserve the unique character and history of the area.

The Preservation Division should also reach out to the Independence Tree Board to partner in a mature tree survey to protect the area's tree canopy from disease, inappropriate removal/trimming, and to encourage new plantings, where appropriate.



N
1 inch = 500 feet

South Main Street Neighborhood

ACTION PLAN

- Conduct an intensive-level architectural survey
- Partner with the Independence Tree Board to conduct a mature tree survey
- Adopt/improve upon programs and incentives that encourage owner-occupied properties
- Research/implement economic incentives to encourage reinvestment and historic designation

Benton Neighborhood/ Woodlawn Cemetery

Boundary: The Benton Neighborhood is bounded by commercial properties on the east side of Noland Road to the west and Woodlawn Cemetery to the south. The boundary ends at Lexington Avenue to the north creating a natural boundary between the residential area and commercial properties along Truman Road. Strode Street jogging west on Walnut Street to Hocker Avenue make up the easternmost boundary due to the location of the railroad tracks and the introduction of contemporary infill further east.

The Benton Neighborhood/Woodlawn Cemetery area lies directly east and south of the Independence Square. A portion of the area includes the original plat of Independence along with some of its earliest additions. The earliest homes constructed here date to the mid-nineteenth century, some of which survive today. Most of these homes can be found north of Woodlawn Cemetery and just east of Noland Road. The eastern side of the neighborhood remained agricultural until after World War II as housing was developed for returning soldiers. More robust development of Benton brought with it infill housing that included worker's cottages and bungalows starting at the turn of the twentieth century

and ranch and traditional tract style homes beginning in the 1940s and 1950s.

In addition to mature trees and several parks, Benton boasts some of the oldest houses in Independence to survive the Civil War's Order Number 11, which dictated that Jackson County residents pledge allegiance to the Union or have their properties burned to the ground.

Woodlawn Cemetery, located to the south of Benton, was founded in 1837 as an early family cemetery. In 1845, Joseph and Sally Hansbrough sold one and 6/25 acres of land for use as a grave yard for persons of Jackson County. The land was to be used for the purpose of public burials. This established the cemetery known for many years as the City Cemetery. The land south of the original cemetery was sold to Father Donnelly in 1853 adding six acres on the southern edge dedicated to Catholic patrons and calling it Saint Mary's Cemetery. These three cemeteries were combined in 1922 to become Woodlawn Cemetery. Owned and maintained by the City of Independence Parks, Recreation, and Tourism Department, the property is designated as a local historic landmark.

Today, Woodland Cemetery contains 56 acres, with over 30,000 souls interred. Some of its more famous "residents" include U.S. Congressman Samuel Hughes Woodson (1815-1881), Hiram Young, famous wagon maker and African-American business owner (1815-1882), John Taylor Hughes, Civil War Confederate Brigadier General (1817-1862), and Harvey Merrick Vaile, wealthy and successful entrepreneur who had the 30-room Vaile Mansion (1500 North Liberty Street) constructed in 1881 in Independence as a residence for himself and his wife (1831-1894).

Preservation Approach



N
1 inch = 400 feet

Benton Neighborhood / Woodlawn Cemetery



The Benton Neighborhood/Woodlawn Cemetery area consists of a wide variety of architecture, with some dating back to the early development of the City. An informal history and survey of the area was produced by local residents but no additional data has since been collected. In order to determine the overall integrity of the area and create a detailed historical context of its development, an intensive-level architectural survey should be conducted using Historic Preservation Funds. Designation should then be pursued based upon the results of the survey, as either individual properties or an overall district. The Preservation Division should also reach out to the Independence Tree Board to partner in a mature tree survey to protect the area from disease, inappropriate removal/trimming, and to encourage new plantings as part of a larger streetscape improvement program.

This area also suffers from deferred maintenance and lack of property investment due to limited owner-occupied housing. Stabilization and maintenance is needed to encourage new investment in the area. Increasing property maintenance programs such as the Rental Ready inspection program and adopting proactive code enforcement may slow blight and encourage more single-family, owner-occupied properties.

ACTION PLAN

- Conduct an intensive-level architectural survey
- Research/implement economic incentives to encourage reinvestment and historic designation
- Partner with the Independence Tree Board to conduct a mature tree survey
- Tackle deferred maintenance/neglect by introducing new programs or expanding/improving existing programs that address property maintenance and codes violations
- Adopt/improve upon programs and incentives that encourage owner-occupied properties

West White Oak Neighborhood

Boundary: The West White Oak Neighborhood is bounded by Forest Avenue to the west and the Harry S Truman National Historic Landmark District boundary to the east on River Boulevard. The area begins along St. Charles Avenue, excluding commercial properties along U.S. 24 Highway to the north and expands south to Short Avenue, excluding industrial sites on Elm Street.

The West White Oak Neighborhoods represent a later phase of the City's residential expansion. The area is made of more modest dwellings constructed beginning in the early twentieth century. Predominant architectural styles include Folk Victorian, bungalows, Minimal Traditional, and ranches.

Increasingly the housing stock has suffered from insensitive alterations and often inappropriate infill. Lack of overall investment in the area and a high percentage of rentals have caused a loss of overall integrity over the last two decades. Threats from demolition also plague the area due to neglect and development pressures along Truman Road.



N
1 inch = 500 feet

West White Oak Neighborhood



Homes in the West White Oak Neighborhood

Preservation Approach

The West White Oak Neighborhood is predominantly made up of modest housing with a high percentage of rental properties. Demolition often occurs in this area due to development pressures along Truman Road, land expansion by local institutions, lack of investment, and deferred maintenance. As a result, the City should pursue an intensive-level architectural survey to determine what remains of the integrity of the area and whether local/National designation could be pursued to assist with stabilization of the neighborhood.

This area also suffers from a lack of new investment due to limited owner-occupied housing. Programs that encourage property maintenance such as the Rental Ready inspection program should be expanded upon in the area. Additional incentives should also be implemented to slow blight and encourage more single-family, owner-occupied properties.

ACTION PLAN

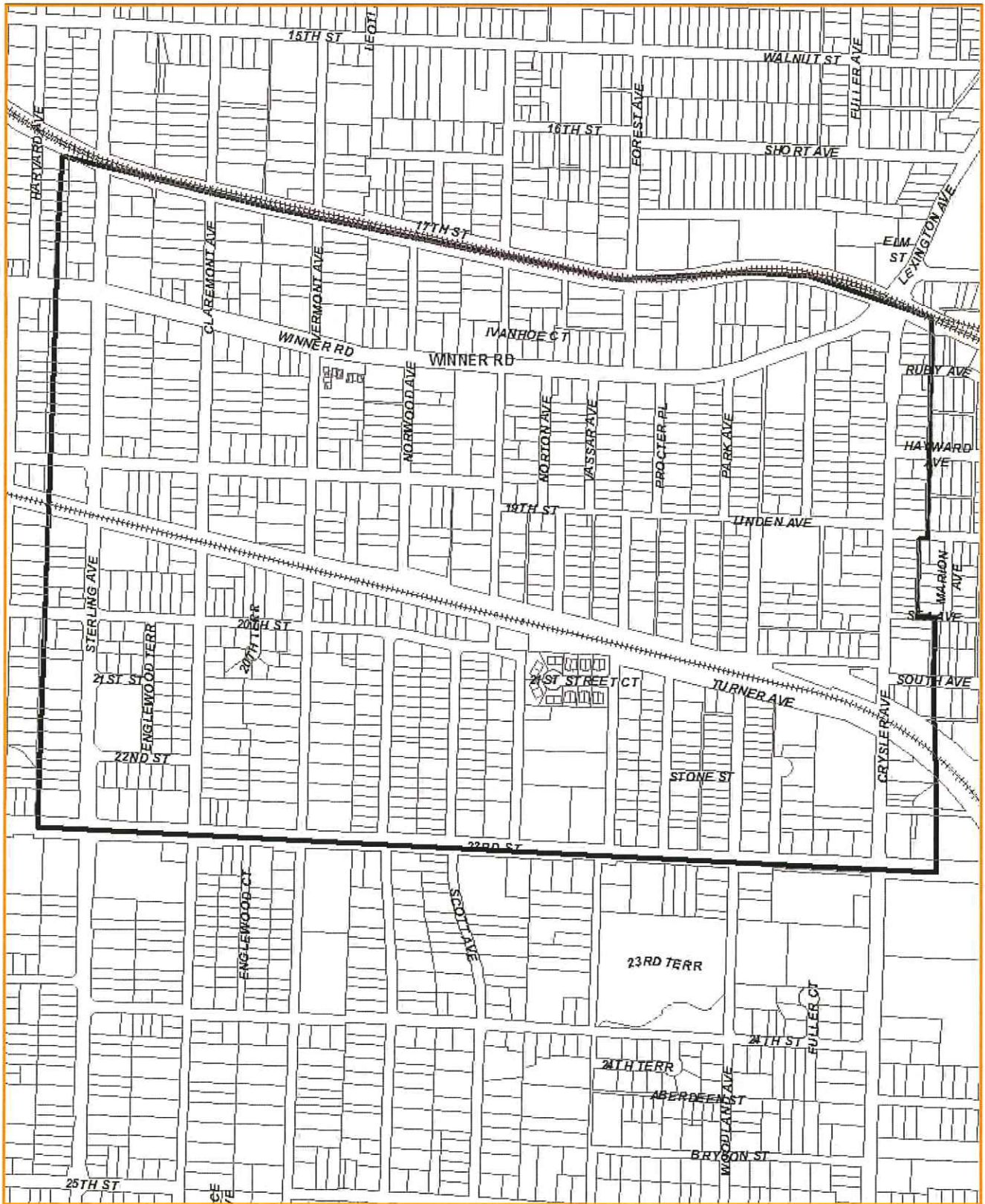
- Conduct an intensive-level architectural survey
- Research/implement economic incentives to encourage new investment
- Partner with the Independence Tree Board to conduct a mature tree survey
- Work to educate local developers and area institutions on the importance of maintaining the cohesion and character of the neighborhood


- Tackle deferred maintenance/neglect by introducing new programs or expanding/improving existing programs that address property maintenance and codes violations
- Adopt/improve upon programs and incentives that encourage owner-occupied properties

Procter Neighborhood

Boundary: The Procter Neighborhood centers on the residential properties that developed along the original interurban rail line that ran in the median of Lexington Avenue/Winner Road. The properties that surround the median make up the northernmost boundary along the Union Pacific railroad tracks. The remaining borders were chosen due to their locations along major thoroughfares in the area and the boundaries of various subdivisions along Chrysler to the east, Sterling to the west, and U.S. 78 Highway/23 Street to the south.

The Procter Neighborhood consists mainly of single-family homes dating from the late 19th to mid-twentieth century. The area between Chrysler and Forest Avenues developed as early suburbs of the City of Independence, while the area west of Forest initially developed as part of an unincorporated area of Jackson County. At the old city limits at Forest Avenue, Linden Avenue becomes 19th Street and Lexington becomes Winner Road. The grassy median that divides Winner Road denotes the change. This median also marks the historic




 1 inch = 600 feet

Procter Neighborhood



Home in Procter Neighborhood

right-of-way for Willard Winner's interurban rail line. The Englewood Commercial District lies immediately to the west along Winner Road.

The neighborhood's architecture consists of a variety of often high styles. Some of the more common types are Gable Front, Gable and Wing, Folk Victorian, Colonial Revival, Tudor Revival and Foursquare. Most notably are the Mediterranean Revival, Craftsman, and Prairie-style homes. Most of the area's newer housing stock dates from the 1910s through the 1930s, though some more contemporary twentieth-century infill can also be found.

The Woodson-Sawyer House (1604 East Lexington Avenue) is currently the only locally-designated property in the Procter Neighborhood.

Preservation Approach

An intensive level architectural survey was conducted in 2001 that included both the Procter Neighborhood as well as the Englewood Commercial District. While the conclusions of the survey do not recognize a high level of overall architectural integrity in the neighborhood due to inappropriate alterations and infill, the areas should nonetheless be considered eligible for local designation. Further, numerous individual properties are considered eligible for both local and National Register designation.

ACTION PLAN

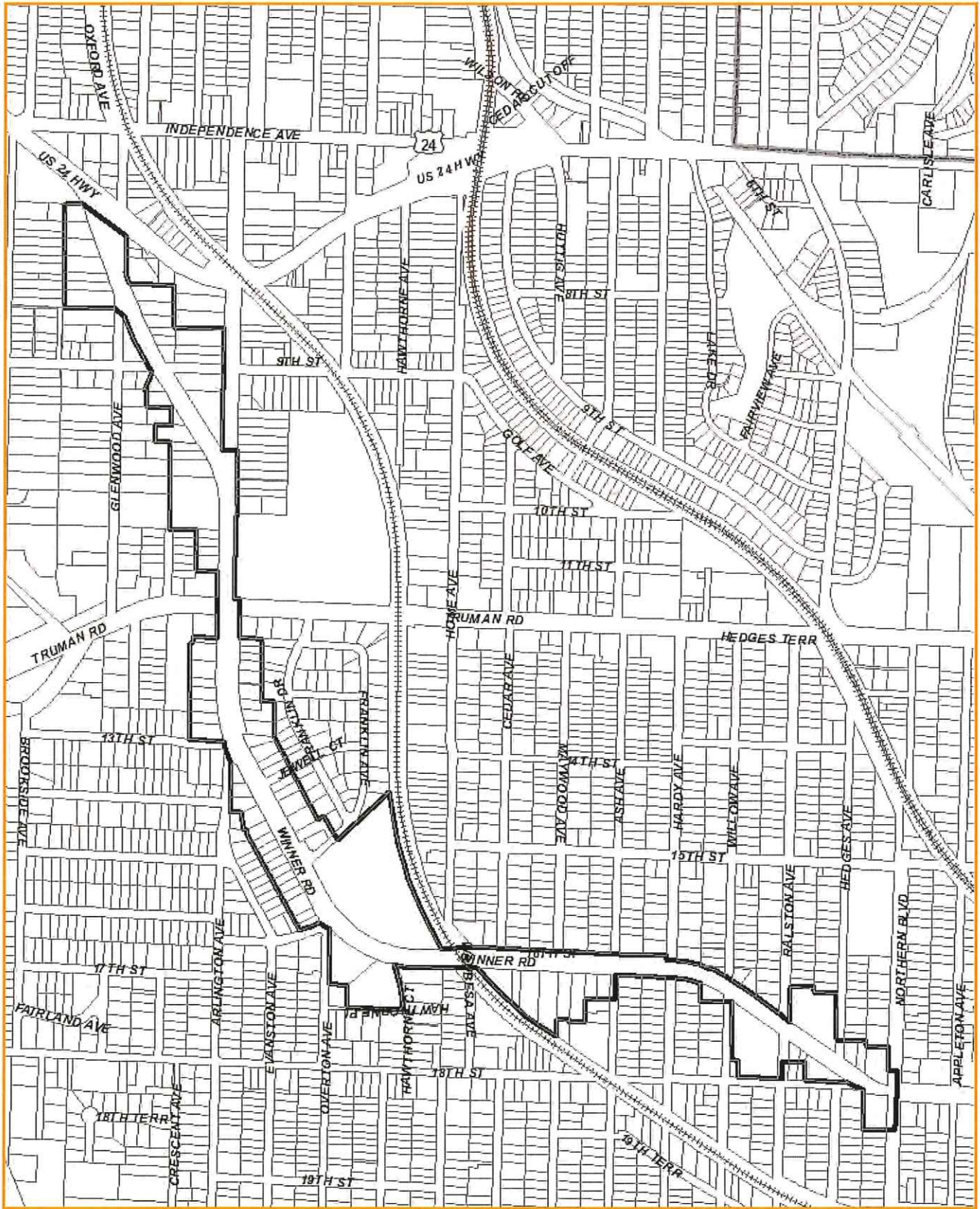
- Refer to the 2001 survey to guide the pursuit of local historic designation
- Partner with the Independence Tree Board to conduct a mature tree survey
- Offer a variety of outreach programming to property owners including workshops, lectures, and tours
- Continue to seek out incentives for historic property owners to maintain their homes using the Secretary of the Interior's Standards

Winner Road Neighborhood

Boundary: The L-shaped, Winner Road Neighborhood follows the historic interurban rail line that was constructed in the median along Winner Road at the turn of the 20th century. The properties that now lie to the north and south of this corridor make up the northern and southern edges of this district. The neighborhood begins just beyond the Englewood Commercial District at Northern Boulevard and terminates at the northern end of Winner Road at U.S. 24 Highway.

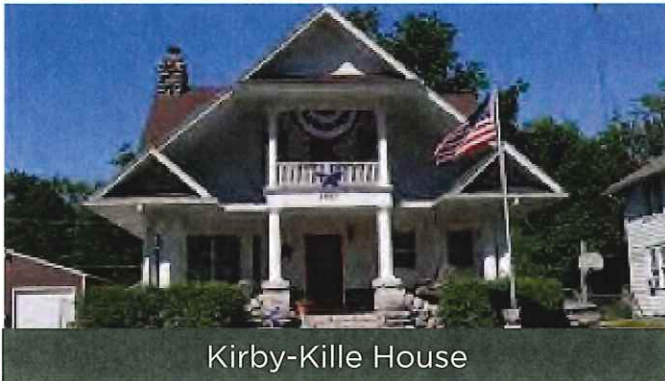
The Winner Neighborhood is defined by the remnants of an interurban rail line created by Willard Winner (1849-1929), an investor and real estate developer who once boasted ownership of over 20,000 acres of land in Jackson, Platte, and Clay Counties. Winner later lost his fortune during an 1890s real estate collapse of the Kansas City market. Once a part of unincorporated Jackson County, the Winner Neighborhood and its associated transportation corridor formed a link between Kansas City and what is today the City of Independence.

Spanning roughly from 24 Highway south to Truman Road and curving east towards Sterling Avenue, the Winner Road corridor was originally part of an early, more affluent suburb of Kansas City located just south and east of the property associated with



N
1 inch = 700 feet

Winner Road Neighborhood



Kirby-Kille House

Mount Washington Cemetery. Winner Road was previously known as Washington Park Avenue, so named for its destination from Kansas City terminating at Washington Park, a 400 acre amusement park spanning much of what is today northwestern Independence. The park included a 20 acre lake famed for its majestic swans. The park, created by Willard Winner, was credited with attracting people and business opportunities to the area. After the park failed around 1900, it was purchased and a portion of the land was converted into Mount Washington Cemetery.

A 100' wide right-of-way along Winner Road was dedicated for the creation of the trolley line that reflects the boulevard-like feel of much of Winner Road today. Prominent homes were constructed predominantly from the early 20th century in this neighborhood. Some mid-century infill is also present. Architectural styles include Kansas City Shirtwaists, traditional Foursquares, and distinctive bungalows.

Two locally designated properties are located in this neighborhood. They include the eclectic Kirby-Kille House (9867 East Winner Road) and the Raasch House (9725 East Winner Road).

Preservation Approach

Continue to seek out incentives for historic property owners to maintain their homes

using the Secretary of the Interior's Standards. A small portion of Winner Road was included in an architectural survey conducted in 2001. While the conclusions of the survey do not recognize a high level of overall architectural integrity in the neighborhood due to inappropriate alterations and infill, the areas should nonetheless be considered eligible for local designation. Further, numerous individual properties are considered eligible for both local and National Register designation. The Preservation Division should seek to expand the 2001 survey to include properties west of Northern Boulevard, heading west on Winner Road, north to U.S. 24 Highway.

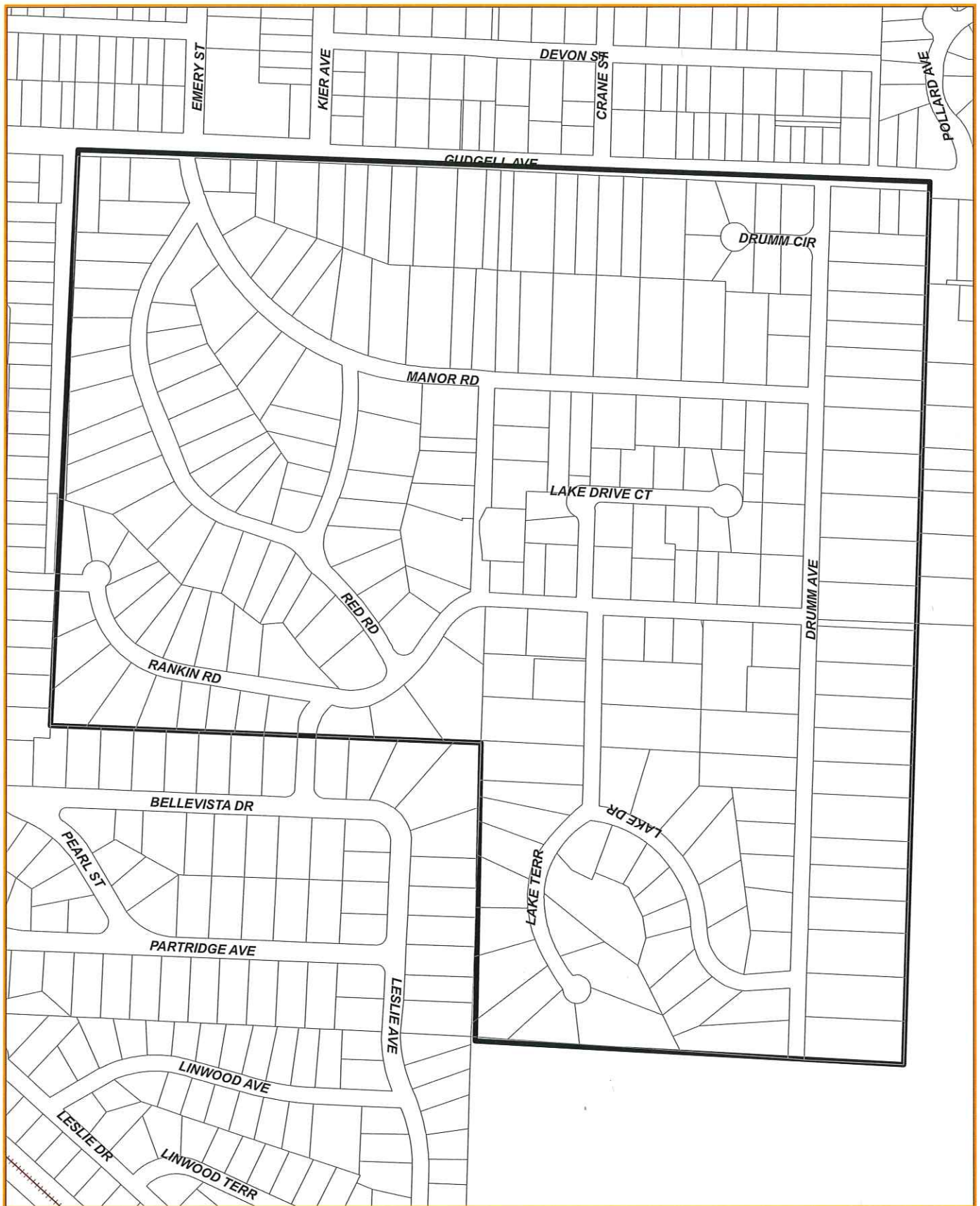
ACTION PLAN

- Seek out a survey to expand the 2001 survey to include the remainder of the Winner Road corridor and consider re-evaluation of the overall Procter/ Winner Neighborhoods and Englewood Commercial Corridor
- Partner with the Independence Tree Board to conduct a mature tree survey
- Offer a variety of outreach programming to property owners including workshops, lectures, and tours that promote and enhance the traditional character of the corridor

Golden Acres Neighborhood

Boundary: The district follows the boundaries of the Golden Acres subdivision.

Developed in 1931 by the Kroh Brothers of Kansas City, Missouri, Golden Acres was the first planned subdivision in Independence. The community was created on what was originally a golf course. In fact, the south end of the neighborhood lies adjacent to the Drumm Farm Golf Club. The Kroh Brothers designed the neighborhood with meandering streets, limestone retaining



1 inch = 366 feet

Golden Acres Neighborhood



walls, and incorporated many of the existing, mature trees. The architecture is cohesive while still giving each house its own individual style. Gateway features include brick pillars and signage denoting the neighborhood’s boundaries. It is said that Golden Acres got its name from the prevalence of forsythia, which blooms in golden shades of yellow each spring.

Golden Acres is made up of various architectural styles from its period of construction that includes Tudor Revival, Colonial Revival, Dutch Colonial Revival, and Minimal Traditional houses that incorporate a combination of brick, wood, stucco, and stone. An adjacent, newer subdivision of Golden Acres includes ranches and split levels.

Today, Golden Acres is known for its central location in Independence, longevity of home ownership, tree-lined streets, and its high level of architectural integrity. Many of the houses have had alterations that have increased their square footage, yet overall, they have retained the feeling and style first introduced by the Kroh Brothers.

Preservation Approach

Offer workshops and lectures to educate property owners about appropriate alterations in order to retain overall integrity

Golden Acres is a well-maintained neighborhood that retains long-term property owners while encouraging new

investment. It is well-known for its diversity of mainly pre-World War II architecture and its historic streetscapes that include an extensive mature tree canopy and stone retaining walls.

The area is also known for its curvilinear street patterns, unique to early Independence’s planned developments. The neighborhood has the potential for district designation. An intensive-level survey should be conducted to determine eligibility and make recommendations for local and/or national designation. Threats to mature trees are a concern due to disease and placement. In order to retain the mature tree canopy in the neighborhood, a partnership should be formed with the Independence Tree Board to conduct a mature tree survey and make recommendations to homeowners on appropriate care and, if needed, removal. Conduct an intensive-level architectural survey

ACTION PLAN

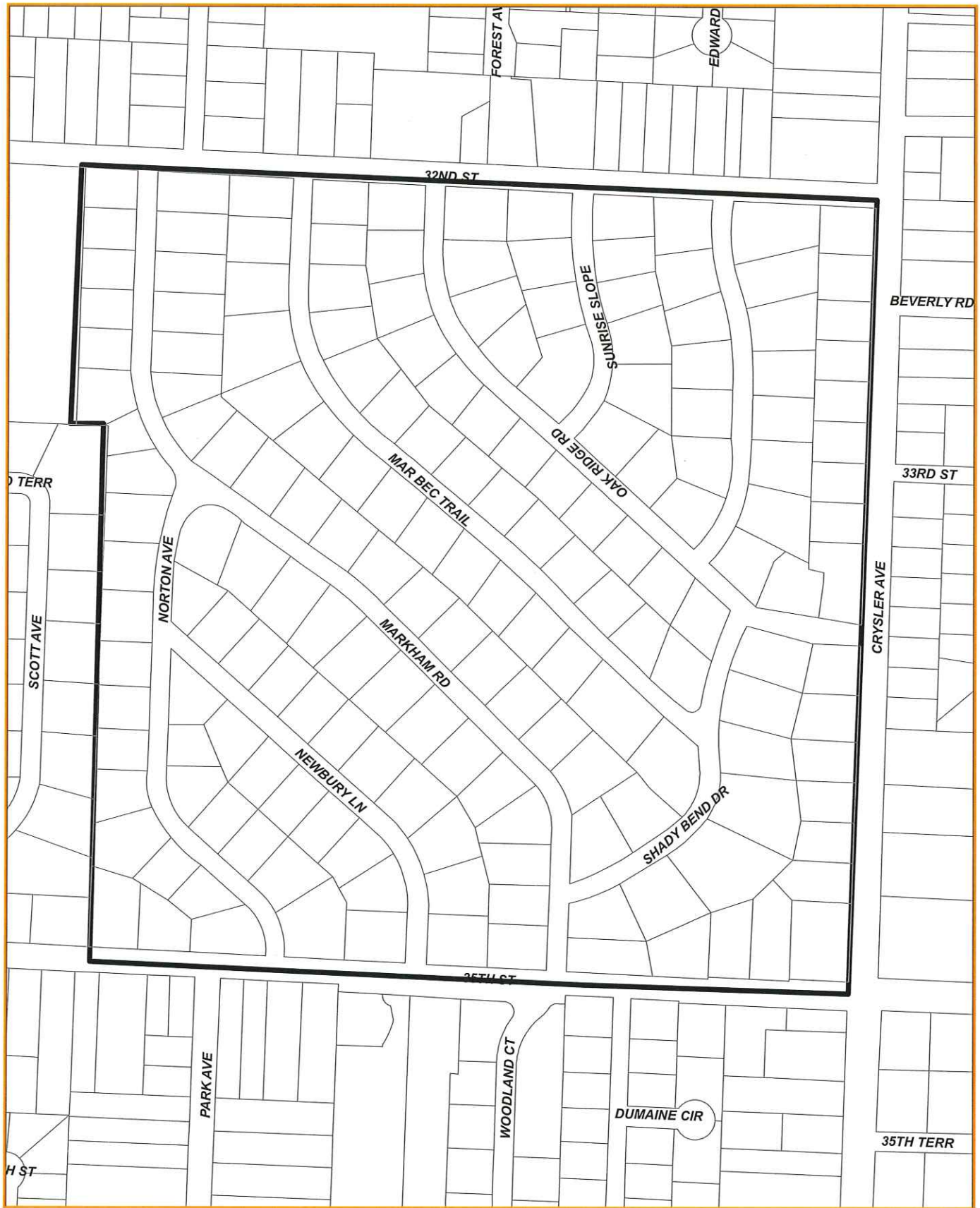
- Partner with the Independence Tree Board to conduct a mature tree survey
- Research/implement economic incentives to encourage reinvestment and historic designation


Manor Oaks Neighborhood

Boundary: The neighborhood follows the boundaries of the Manor Oaks subdivision.

Manor Oaks is a mid-century neighborhood established in the early 1960s. Known for its wide lots and ranch-style homes, the area boasts curvilinear streets, manicured lawns, and a canopy of mature trees. Gateway features and signage at the entrance of each street welcomes residents and visitors and delineates Manor Oaks as its own distinctive location.

Ranch-style homes in suburban areas were a rejection of previously popular narrow,




 1 inch = 300 feet

Manor Oaks Neighborhood



Ranch-style home in Manor Oaks



Entry feature in Manor Oaks

urban lots and the multi-story houses and detached garages of the early twentieth-century. Mid-century homes took advantage of linear, often one-story floor plans that stretched over the entire width of the lot.

While most homes in Manor Oaks were constructed in this popular ranch style, designs and materials vary widely with brick, wood, and stone exteriors, large picture windows, low-pitched roofs, prominent driveways, and often front-facing garage entries. These unique features give each home its own character and identity, while maintaining an overall cohesive, mid-century feel to the neighborhood.

Preservation Approach

Manor Oaks is a well-maintained neighborhood known for its mid-century architecture and established tree canopy. The area is unique for its curvilinear street patterns and oversized lots.

The neighborhood has the potential for district designation. An intensive-level survey should be conducted to determine eligibility and make recommendations for local and/or National designation. Threats to mature trees are a concern due to disease and placement. In order to retain the mature tree canopy in the neighborhood, a partnership should be formed with the Independence Tree Board to conduct a mature tree survey and make recommendations to homeowners on appropriate care and, if needed, removal.

ACTION PLAN

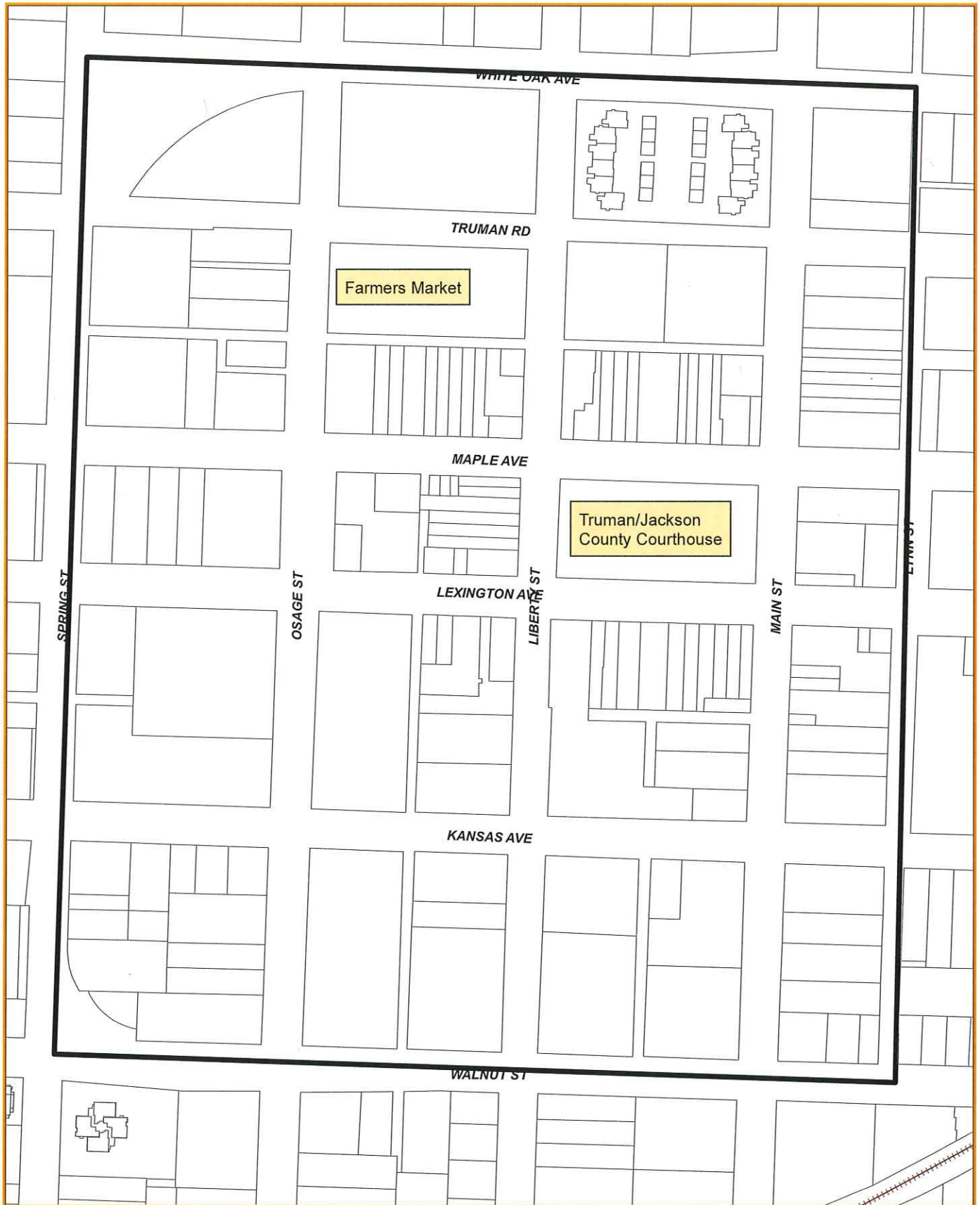
- Conduct an intensive-level architectural survey
- Partner with the Independence Tree Board to conduct a mature tree survey
- Research/implement economic incentives to encourage reinvestment and historic designation

Traditional Commercial Districts

Independence Square

Boundary: The boundary for the Independence Square abuts the McCoy Neighborhood/North Main Neighborhood boundary to the north and the South Main Neighborhood border to the south. Municipal buildings and parking lots to the east of Main Street were excluded from the area. The western boundary was drawn at Spring Street due to the presence of vacant and parking lots that lie beyond.

The historic Independence Square is laid out in a rectangular pattern oriented on the cardinal directions. Its focal point is the Truman Jackson County Courthouse that is centered on the Square proper. The building has undergone a variety of alterations and updates culminating in the most recent façade, a personal project of then Judge Harry S Truman in 1933. Since its founding



N
1 inch = 200 feet

Independence Square

in 1827, the Square has remained one of the City's most prominent commercial centers, though its popularity waned with the opening of the Independence Center Mall and area chain retailers in southeast Independence in the 1970s through the early 2000s.

Today, the Square is experiencing a revitalization with the continuation of private investment, bringing with it new shops and restaurants. New businesses continue to open on the Square despite the economic challenges facing independently-owned shops and physical stores posed by ecommerce. In 2018, the Independence Square Association (ISA), an active group of area property owners, business owners, and stakeholders, joined the Missouri Main Street program as an Affiliate Grant Community to better promote the Square and encourage new investment. Events, sponsored by the ISA, continue to bring residents and visitors to the area. ISA also seeks to promote the Square's history and the preservation of its historic buildings as part of a larger revitalization effort.

Preservation Approach

The Independence Square is designated as part of the Harry S Truman National Historic Landmark District. The City should support the ISA in their outreach to citizens and local property owners including promotion of their year-round events. The Preservation Division should also continue to support the Square with various outreach programs that highlight the history and historic development of the district.

The Square has suffered with the loss of mature trees for the last few decades due to inappropriate selections for their urban location and owner removal. The Preservation Division should partner with the Independence Tree Board and the City's horticulturalist to recommend an urban tree

planting program around the Square and seek funding sources to implement it.

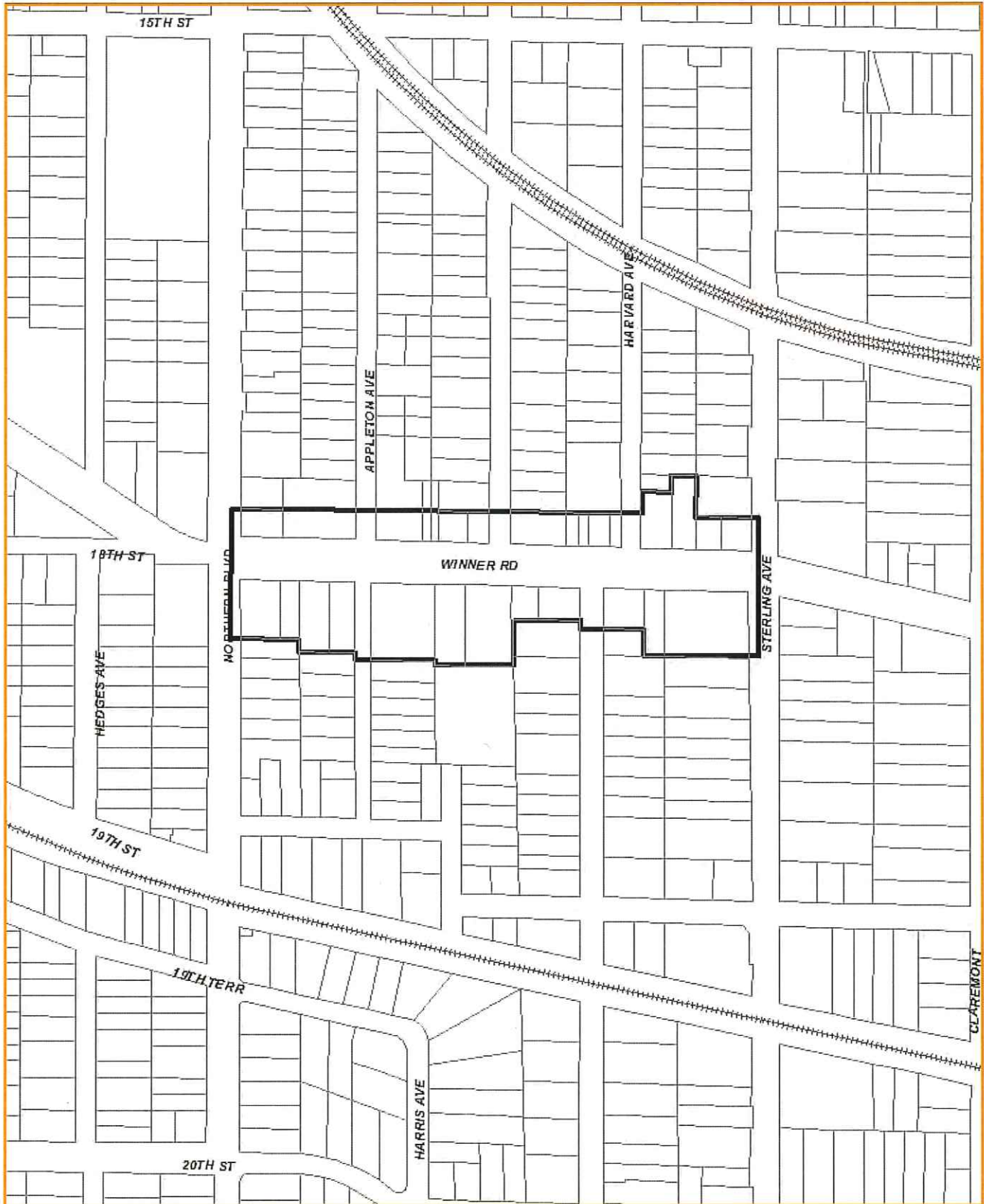
Further, the City should continue to provide incentives for investment including the use of State and Federal Historic Tax Credits and possibly other government-supported incentives such as the use of Community Development Block Grant (CDBG) funds to encourage adaptive re-use of the buildings. These programs should promote the retention of historic facades and traditional building materials as new investment is introduced in order to retain a high level of integrity within the district.


ACTION PLAN

- Partner with the Independence Tree Board to encourage the adoption of an urban tree planting program
- Support the ISA in their community outreach efforts and Square events
- Partner with the ISA to offer a variety of outreach programming to Square property owners including workshops, lectures, and tours
- Assist the ISA with the promotion of events and programs
- Support the designation of the Square as a Missouri Main Street Community
- Continue to seek out incentives for historic property owners to maintain their businesses using the Secretary of the Interior's Standards

Englewood Commercial District

Boundary: The Englewood Commercial District lies at the center of the traditional commercial corridor that developed along the interurban railway on Winner Road. The area also abuts the Winner Road Neighborhood boundary to the west and the Procter Neighborhood boundary to the east.

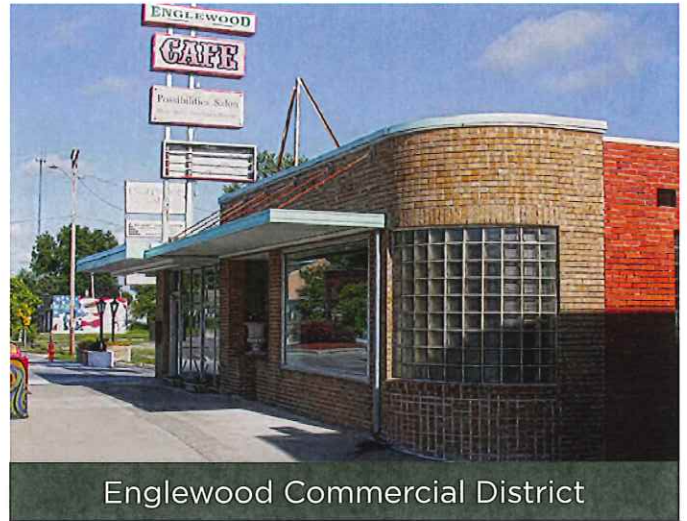



 1 inch = 300 feet

Englewood Commercial District



Englewood Theater



Englewood Commercial District

The Englewood Commercial District is made up of several blocks of predominantly 20th century commercial buildings flanked by the more affluent residential neighborhoods of Procter and Winner Road to the east and west, respectively. Traditional businesses once served the adjacent neighborhoods with a variety of goods and services but have since relocated or closed due to pressure from competing development and e-commerce. Recent attempts have been made to convert the area to an arts destination, the Englewood Station Arts District, with varying degrees of success.

The overall district is linear in design having followed the traditional path of the original streetcar line that ran along Winner Road. Angled parking currently divides the north and south sides of the corridor. The sidewalks have recently been widened and street trees planted as part of a phased streetscape improvement project. While the corridor has a distinct character, most the buildings have varying degrees of architectural integrity, making it unlikely eligible for a National Register or local historic district, though some individual properties should be considered for individual historic designation, such as the Englewood Theater (11024 East Winner Road).

Preservation Approach

The Englewood Commercial District was included as part of an intensive-level survey conducted in 2001. The survey concluded that this district would be eligible as a locally-designated conservation district. The survey also notes that while some of the properties could be considered eligible for national listing, many of the properties have suffered from inappropriate alterations and the introduction of incompatible materials, making the entire district unlikely eligible as a National Register District. As such, the City should pursue designation of the area as a local conservation district and develop associated design guidelines in order to add review protection and retain the current level of architectural integrity and character. Individual properties should also be considered for historic designation.

ACTION PLAN

- Support the Englewood Business Association (EBA) in their community outreach efforts and with district events
- Support the designation of individually listed properties
- Assist the EBA with the creation of a conservation district and adoption of associated design guidelines



HISTORIC DISTRICT VS CONSERVATION DISTRICT

A conservation district is similar to a historic district in that it creates design review standards and an overlay on the City's zoning map. However, conservation districts typically possess less architectural integrity than properties located within a historic district and has standards for exterior alterations that are less stringent than those in a historic district. Conservation districts must possess one of the following to be eligible for designation:

- ☑ Constructed at least 50 years ago and retains distinctive architectural and historical characteristics that are worthy of conservation, but which has less historical, architectural or cultural significance than a historic district;
- ☑ Is recognized for its identity and character such as distinctive exterior features or by environmental characteristics;
- ☑ The area has a relationship to an identifiable commercial or residential center where preservation is critical to the protection of that area; and/or,
- ☑ Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature or development pattern of the neighborhood, community, or city.

Contemporary Resources

While most people consider properties developed in the last 40 to 50 years as being too new to be considered "historic," buildings constructed just 45 years ago can be considered eligible for potential listing. Documentation and protection of these resources help to mitigate potential inappropriate alterations and possibly even demolition.

As part of the creation of this master plan, a windshield survey was conducted by Polis: Cultural Planning, LLC (Kansas City, Missouri) to determine the eligibility of neighborhoods with a high concentration of contemporary resources (1950 and later). Through this analysis, several mid-century subdivisions were evaluated for significance and overall integrity. They include: Susquehanna, Sycamore Hills, Lee Manor, Stewart Heights, Green Crest, Tomasha Village, and Glenmore Acres.

Two individual contemporary properties were also evaluated for possible historic designation. They are the Mormon Visitor's Center (937 West Walnut Street), built c.1969 and the previous City of Independence Water Department Building (11610 E. Truman Road), constructed in 1964. Both structures were determined to be nationally and locally eligible for historic designation.



City of Independence Water Department Building built in 1964



Mormon Visitor's Center built c. 1969

Preservation Approach.

The preliminary survey, conducted as part of the creation of this master plan, identified numerous subdivisions and two individual properties that should be researched further for possible national and local historic designation. Additionally, the survey report recommended that a Multiple Property Documentation Form be created to provide context for potential National Register listings for mid-century subdivisions throughout the City.

The survey findings also recommended that national and/or local designation should be sought for 11610 East Truman Road and 937 West Walnut Street. The Preservation Division should therefore pursue additional research and documentation to designate contemporary resources throughout the City and to educate the public about the unique attributes of mid-century architecture and the importance of its preservation.

ACTION PLAN

- Pursue a Multiple Property Documentation Form covering the mid-century subdivisions in Independence
- Encourage and support the property owners of 11610 East Truman Road and 937 West Walnut Street to pursue national and/or local historic designation of the buildings
- Create public outreach and education programs that highlight the history and attributes of mid-century architecture and the importance of its preservation

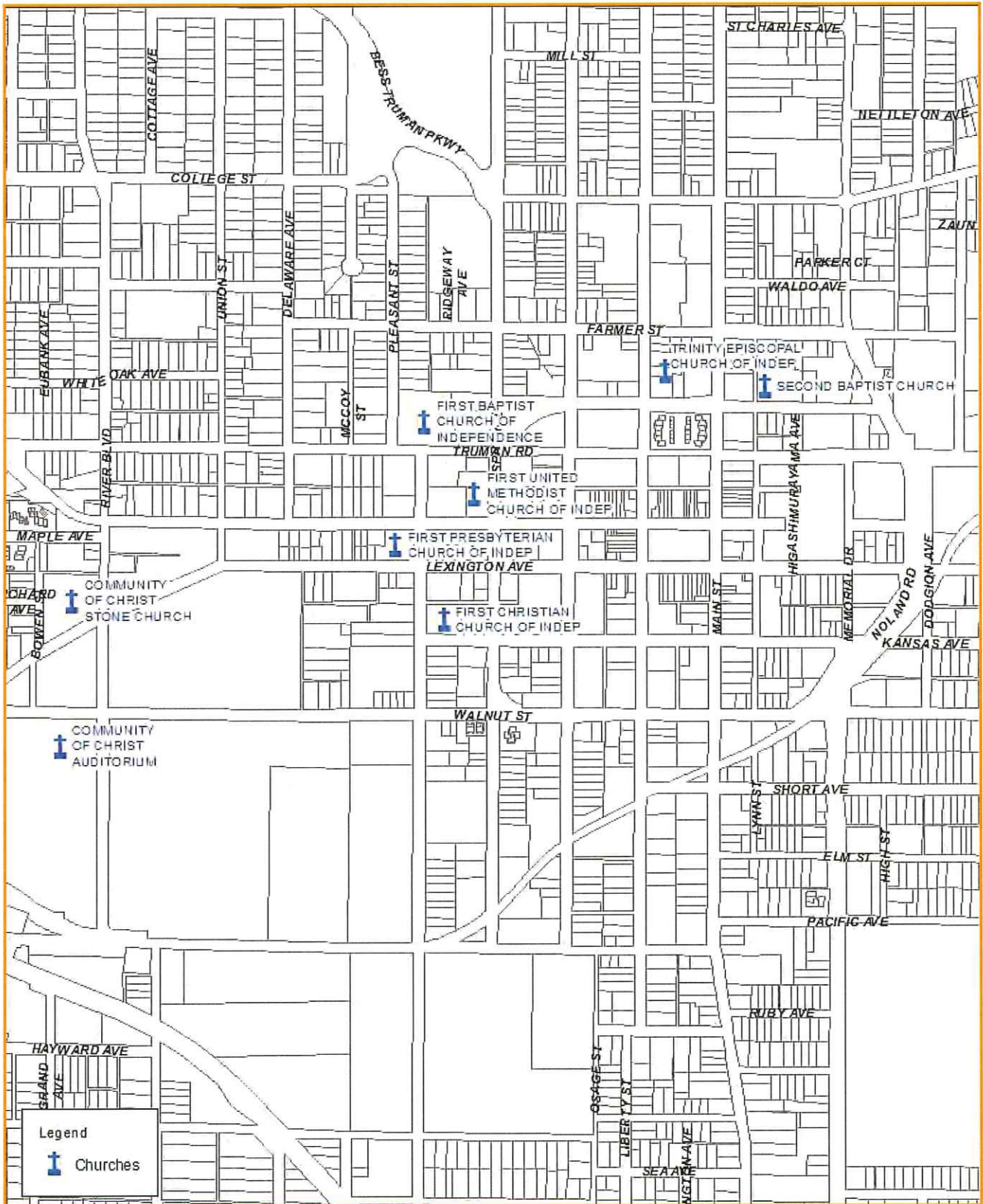
Religious Sites and Structures

Religious institutions in Independence are as old as the City itself and their influence on the City's history and built environment cannot be understated. Most of the area's historic churches are located roughly around the Independence Square with some established beginning in the early to mid-19th century.

While some of the institution's sacred structures have been altered from their original form and design, they collectively represent an important chapter in the history of Independence and should be preserved as physical representations of the City's development and heritage.

Some of the historic structures associated with the City's traditional religious institutions include:

- First Presbyterian Church
100 North Pleasant Street
- Second Baptist Church
116 East White Oak Street
- First Baptist Church
500 West Truman Road
- First Christian Church
125 South Pleasant Street
- Trinity Episcopal Church
409 North Liberty Street
- First United Methodist Church
400 West Maple Avenue
- Community of Christ Auditorium
1001 West Walnut Street
- Community of Christ Stone Church
1012 West Lexington Avenue



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1 inch = 650 feet

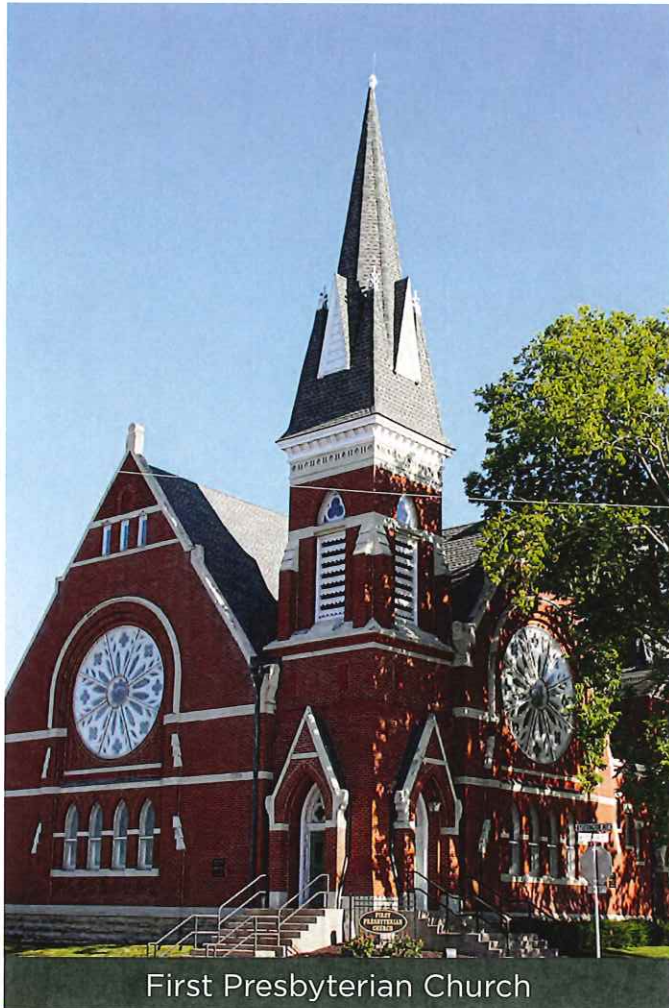
Historic Houses of Worship

Preservation Approach

Currently, many of these traditional congregations struggle with aging members and decreasing numbers. To support these groups, the City should partner in the creation of public outreach and education events that highlight the role of these organizations in the development of Independence. Further, the Preservation Division should provide technical support and assist in seeking funding sources that help local historic churches meet the challenges of preserving historic houses of worship.

ACTION PLAN

- Support historic churches in the overall preservation of the structures
- Encourage community outreach with the celebration of the various histories and styles of architecture
- Develop partnerships for the creation of local tours and lectures
- Provide technical preservation support and assist local historic churches with grant applications for restoration efforts



First Presbyterian Church



First Baptist Church



Second Baptist Church



Hiram Young School was built for African-American students in 1935



Today, the Hiram Young School is owned by the Truman Heritage Habitat for Humanity

Historic School Buildings

Located primarily on the west side of Independence, historic school buildings are often a preservation challenge. These oversized, though well-constructed buildings, often sit idle when no longer used by their institution. Many of the City's historic school buildings have seen adaptive reuse as housing, centers for educational programs, and office space. These include the historic Young School (501 North Dodgion Street), the Nova Center School (2425 North Harvard Avenue), and Mount Washington Senior Housing (570 South Evanston Avenue). While many of these buildings must undergo some alteration for their new use, including requirements for accessibility, the original design and look of the buildings can often be retained.

Preservation Approach

Many of the City's historic school buildings have undergone adaptive reuse or have plans in place to reuse the property. The

Preservation Division should continue to encourage the reuse of these buildings in order to preserve them and to minimize risk of demolition. The City should support not-for-profits looking to utilize institutional buildings for office space, housing, and as centers for community services. Further, the Preservation Division should provide technical support and assist in seeking funding sources that help local organizations reuse these buildings.

ACTION PLAN

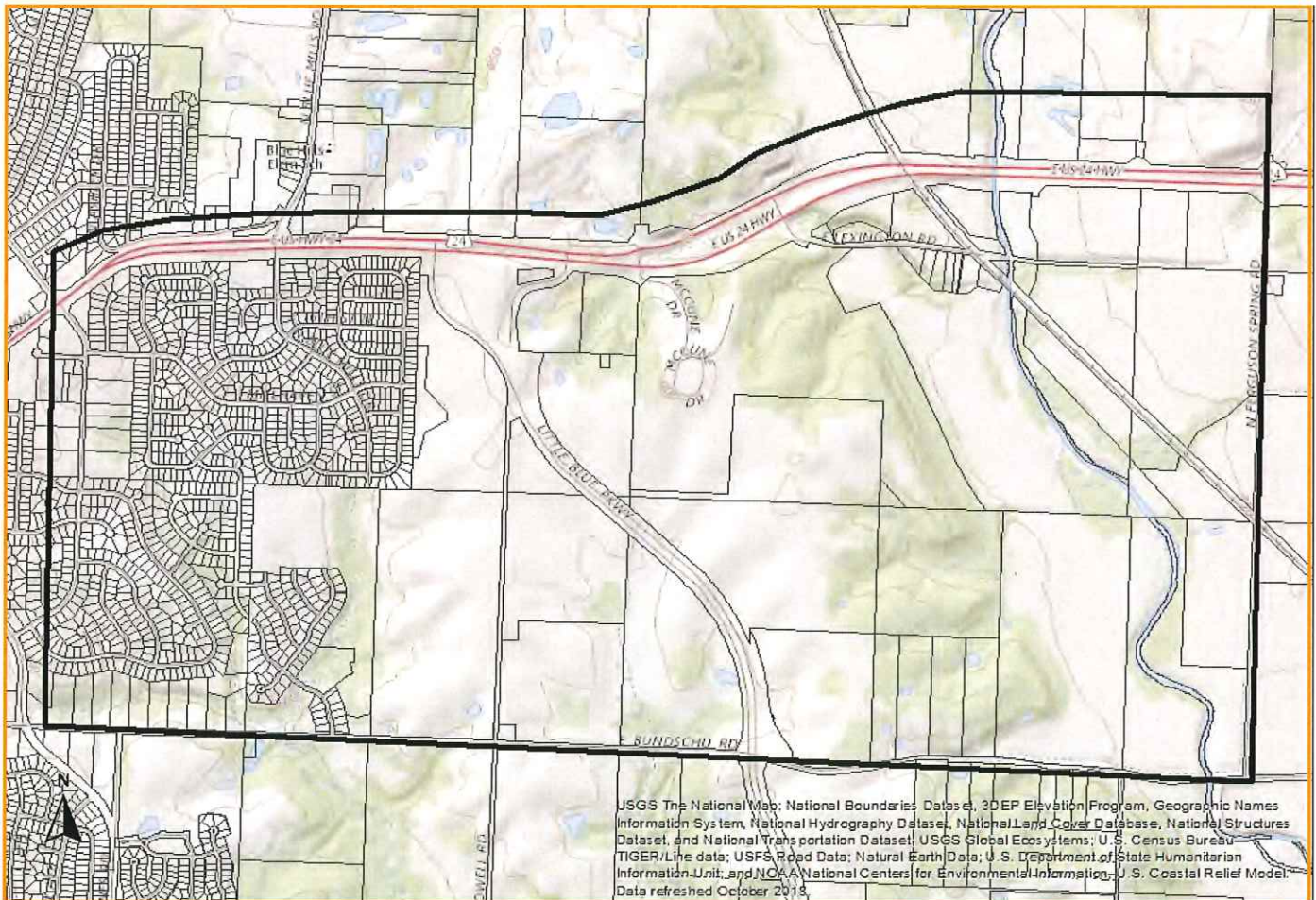
- Support the preservation of historic school buildings and encourage appropriate adaptive reuse projects
- Encourage the use of state and federal tax credits and other financial incentives to restore/rehabilitate historic school buildings
- Provide technical preservation support and assist local organizations wishing to reuse historic school buildings while retaining the building's overall integrity

Cultural Landscapes

While the historic built environment in Independence is extensive, so too are the City's cultural landscapes. From pre-historic sites to cemeteries to Civil War battlefields, Independence's diverse cultural landscapes should be documented and preserved. Located on both public and private land, the area's cultural landscapes are scattered throughout Independence. Therefore, the preservation approach for each is unique. In order to document each area, the City's mapping database should be updated to include all known cemetery locations, sites related to pioneer trails, and Civil War battlefields to better coordinate with future city-wide projects. The Preservation Division

should also expand its archaeological survey database by seeking grants to better document known Native American and pre-historic sites, including those on undeveloped parcels and located near geological features such as rivers and springs.

Though the building boom experienced by Independence in the early 2000s has slowed, concerns remain that undeveloped agricultural land and associated agricultural outbuildings to the east will soon be lost to development. Proactive steps to document these areas should be a preservation priority. In addition to surveying, this can include additional markers and signage, interpretive programs, and pursuit of National Register designations.



Boundary map of the Battle of the Little Blue Civil War Battlefield



Civil War Markers

The American Civil War in Independence

Independence participated in several small battles and skirmishes associated with the American Civil War.

The most famous of these are:

- First Battle of Independence:
August 11, 1862

- Battle of the Little Blue:
October 21, 1864

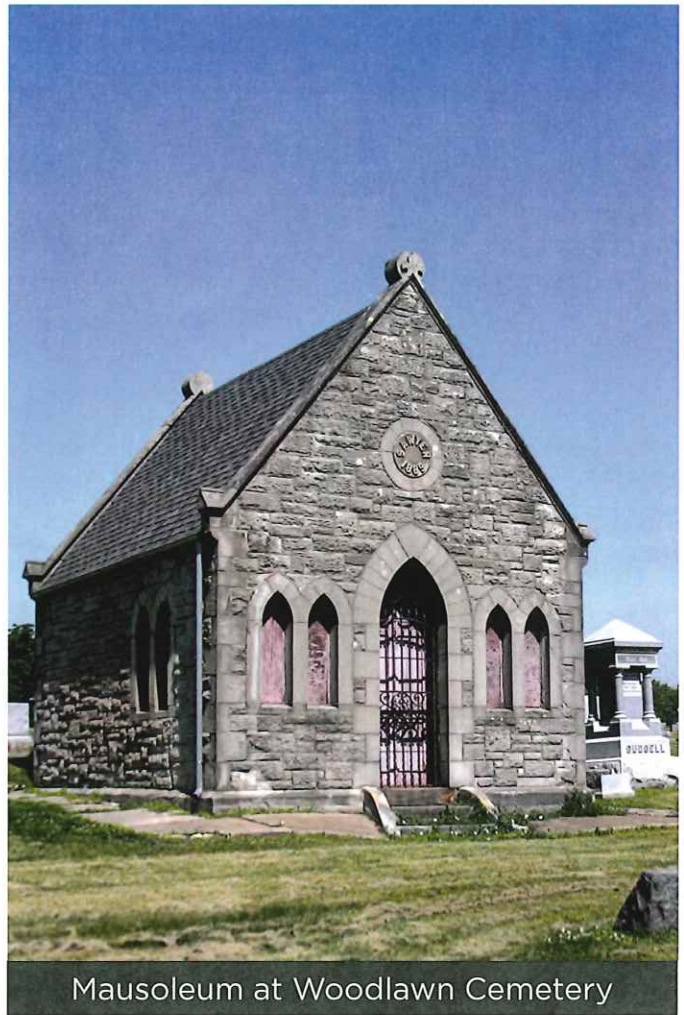
- Second Battle of Independence:
October 21-22, 1864

Presently, none of the battlefields are listed in the National Register of Historic Places though all are recognized within the America Battlefield Protection Program survey. A regional heritage group, the Civil War Round Table of Western Missouri (CWRTWM), is currently consulting with the Missouri State Historic Preservation Office to pursue National Register designation for a portion of the Battle of the Little Blue battlefield.

In addition to regular meetings, the CWRTWM actively offers regular community programming (tours, lectures, etc.) and encourages participation in the statewide heritage program as well as area driving tours. The advocacy group also assists with the identification and maintenance of associated Civil War markers and has “adopted” the Lewis-Gregg Cemetery in eastern Jackson County.



Woodlawn Cemetery



Mausoleum at Woodlawn Cemetery

Independence Cemeteries

Independence is home to numerous active and inactive cemeteries located throughout the City. While most are privately owned and maintained, the City owns and maintains both Woodlawn Cemetery and the Hill Park Cemetery.

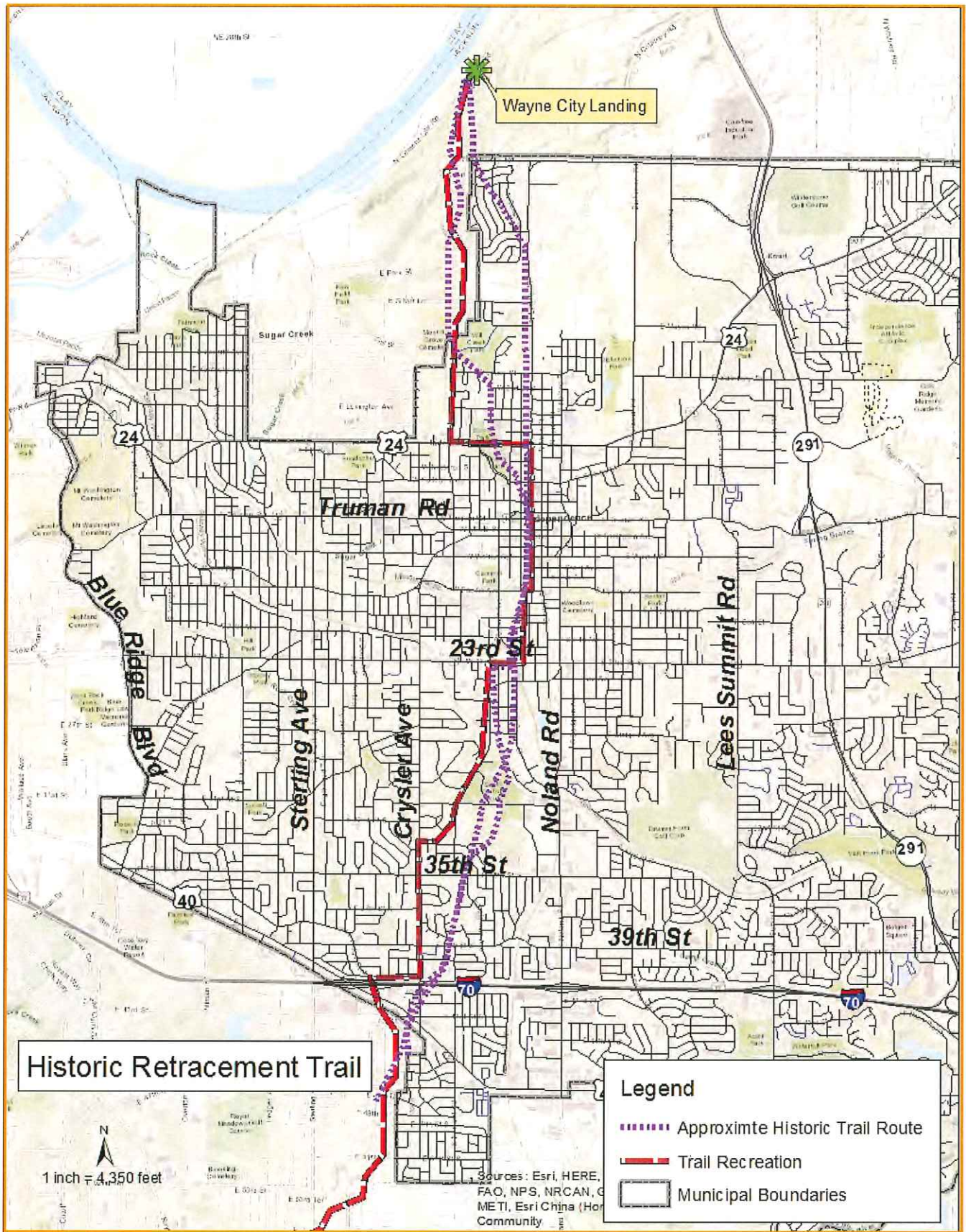
The following is a list of known cemeteries and burial sites throughout Independence:

- Woodlawn Cemetery
- Mount Washington Cemetery
- Lobb Cemetery
- Tucker-Hartwell Cemetery
- Pitcher Cemetery
- Hill Park Cemetery

- Webb Cemetery
- Campground Cemetery
- Luttrell Cemetery
- Mound Grove Cemetery
- Poteet-Compton Cemetery

The Three Trails and the Historic Retracement Trail

In Independence, the story of the pioneer trails is integral to the development of the area tying the influence of the Missouri River with the settlement of the west. Over the last several years, the National Park Service's National Trails Intermountain Region worked with the Mid-America Regional Council (MARC), local governments, and local trails organizations to develop a strategy concept plan for retracing the three historic trails —



the Santa Fe, Oregon, and California trails — through the Kansas City region. Ultimately, the retracement trail will lead visitors from Wayne City Landing in Sugar Creek, Missouri to Garden City, Kansas. The alignment of the retracement trail will follow the historic trails as closely as possible given constraints associated with private property and traffic patterns and congestion in order to make the trail as safe to follow as possible while still giving the visitor the most authentic experience possible.

In addition to the retracement trail and the National Frontier Trails Museum, Independence has several active community groups associated with the historic trails that includes the Friends of the National Frontier Trails Museum and the Oregon-California Trails Association (OCTA). These organizations work to preserve and document the trails and to share the stories of those who traversed them.

Archaeology

An archaeological survey was conducted in 1991 with a focus on current and future development proposed around major transportation corridors in Independence. While some sites with pre-historic evidence were documented, the survey was by no means a comprehensive analysis of the city's overall resources.

Preservation Approaches for Cultural Landscapes

Documentation is the most important planning tool to better protect and preserve cultural landscapes in Independence. The Preservation Division should seek out grants to expand on the surveys already conducted and encourage interpretation, signage, and designation of those sites that are already recognized and that would not risk vandalism or destruction of the resource. Further, existing driving and walking tours and historic sites markers should be actively promoted by the City and incorporated into outreach and education programs.

In 2019, Independence was included in the Missouri Civil War Passport Program, a Missouri Division of Tourism-initiative intended to encourage visitors to acquire passport book stamps and to visit Civil War sites scattered across Missouri. In addition to existing tours, it is hoped that this new program will better highlight the contribution made by Independence in the Civil War and encourage protection as well as visitation.

The City's cemeteries range from large, planned sites to small family plots. While the Preservation Division wishes to discourage possible looters and vandalism, it is important to document these sites on city-wide maps for consideration in future planning and infrastructure improvement projects. The Preservation Division should also work to expand on the public "adoption" of cemeteries that have been neglected or abandoned.

With respect to the Retracement Trail and Independence's pioneer history, the City should adopt the recommendations outlined in the strategy concept plan and incorporate them into future projects and policies while supporting the Retracement Trail's promotion and use. Further, the City should

continue to support the organizations associated with the three trails history and their mission to educate, promote, and preserve trails-related heritage.

Finally, Independence has an abundance of pre-historic and historic sites associated with Native American and early Independence settlement. While it is imperative that these resources are protected, they must be carefully documented in order to shield their location from looters and vandals. The City should expand on the previous archaeological survey conducted in 1991 to include locations in eastern Independence in order to better coordinate city-wide projects and to ensure that future development does not interfere with areas with concentrations of significant artifacts.

ACTION PLAN

- Incorporate Civil War battlefield locations on City-developed maps and share with other City departments for more comprehensive long-range planning
- Support the Missouri Civil War Passport Program through community and regional programs
- Document all known cemeteries on City maps
- Support efforts by the National Park Service and MARC to promote, enhance, and preserve the Retracement Trail
- Support trails groups in their efforts to educate the public on the role of Independence in the development of the Santa Fe, California, and Oregon Trails
- Encourage the creation of an overlook with interpretive signage south of 24 Highway and north of Powell Road to educate residents and visitors about the Battle of the Little Blue
- Support area heritage groups seeking National Register designation of Civil War sites
- Seek planning grants to better document cultural landscapes that include pre-historic/ archaeological sites (particularly those in eastern Independence) that builds on the 1991 survey results
- Support regional heritage groups in interpretive signage programs and tours
- Encourage property owners to preserve cultural landscape features located on private land
- Create outreach and education programs celebrating the larger role of cultural landscapes

CH. 4 Community Engagement



A series of events were held in order to encourage citizen participation and to gather feedback for the creation of the goals outlined in this plan. Public engagement occurred through a variety of citizen meetings including the December 4, 2018 and June 5, 2019 Heritage Commission meetings, a meeting of community stakeholders on March 26, 2019, and two public input meetings held on April 11, 2019 and June 18, 2019. A survey asking for feedback on the plan was also offered to the public via social media and on the city's preservation web page from April through the end of June 2019. Paper versions were printed for those without online access.

Five general topics emerged during the public engagement discussions and in responses to the survey:

1. Planning & Zoning
2. Historic Designation
3. Education & Outreach
4. Economic Incentives
5. Property Maintenance

The following is a summary of the suggestions put forth during the discourse:

PLANNING & ZONING

- Use historic preservation as a revitalization tool
- Identify areas to conduct architectural surveys and encourage historic designation based on the results
- Focus on underrepresented areas
- Adopt better signage for historic resources/areas
- Document and protect historic cemeteries
- Protect open space/archaeological sites
- Document and highlight the role of historic churches and trails
- Share locations of preservation resources with all city departments
- Correct zoning irregularities and conflicts in historic districts/areas

HISTORIC DESIGNATION

- Align the current local district with the National Historic Landmark District boundaries
- Facilitate/incentivize historic designation
- Better educate property owners about how historic designation affects them
- Educate property owners about the importance of following preservation guidelines and retaining the property's integrity

EDUCATION & OUTREACH

- More outreach is needed to educate citizens on the benefits of preservation
- Add a dedicated article in City publications for local history/preservation topics
- Promote Independence history using the built environment to tell the story
- Reach out to area schools
- Utilize social media, apps, and video to educate the public about historic preservation and better engage the community
- Create more resources for new homeowners and realtors
- Create a speaker's bureau for history/preservation topics
- Better promote the City's historic preservation web page
- Educate HOAs
- Host more community and technical workshops for historic property owners

ECONOMIC INCENTIVES

- More economic incentives should be offered to current property owners and to entice new investment in traditional neighborhoods and commercial districts
- Research incentives in other communities
- Adopt low interest or revolving loan programs
- Cost may be a barrier for current owners of historic buildings. Seek incentives and programs to assist.
- Partner with local businesses to create incentives for historic properties

PROPERTY MAINTENANCE

- Host biannual neighborhood clean-ups or trash pick-up by the City to curb blight
- Assist property owners to maintain historic buildings and enforce code compliance and blight removal
- Improve accountability of absentee landlords
- Encourage city-wide property maintenance and expand current maintenance programs
- Historic properties are being lost to demolition. Encourage maintenance and create incentives for investment.

In order to prioritize the most critical issues facing preservation in Independence, the final chapter of this plan will:

- Highlight the top ten themes discussed during the public engagement process (as outlined above)
- Establish goals and objectives to achieve them.

CH. 5 Goals & Objectives

Community-wide Preservation Challenges

Throughout the public engagement process, both obstacles and opportunities arose in discussions about historic preservation efforts in Independence. There are presently a number of threats to the successful preservation of the city's historic resources.

Some of those challenges identified in the creation of this document include:

- Deferred maintenance/blight
- Disinvestment in traditional neighborhoods and commercial areas
- Absentee landlords
- Lack of economic incentives
- Apathy
- Need for more education and outreach (workshops, lectures, tours, etc.)
- Limited owner-occupied housing/local ownership
- Lack of documentation of historic resources
- Loss of integrity of historic resources
- Absence of a preservation advocacy group

Two of the biggest challenges facing the City's historic built environment are deferred maintenance and disinvestment. Whether rental or owner-occupied, the City's traditional neighborhoods and commercial areas suffer from a lack of consistent maintenance, repairs, and investment. While programs like the Rental Ready inspection program (requiring biennial inspections

of rental properties) and tax abatement programs encouraging local investment have attempted to incentivize upkeep, absentee landlords, over-extended property management companies, and the need for tougher property maintenance standards, make it easier for buildings to fall into disrepair and ultimately be demolished, rather than repaired or rehabilitated.

Tools such as reviewing zoning that may be harming the re-use of a building, block, or neighborhood, partnering with local lending institutions to establish low-interest loan programs, and more robust rental maintenance requirements and proactive code compliance inspections may be excellent initial steps in tackling these threats.

Community-wide Preservation Opportunities

With each challenge comes opportunity. While there are numerous hurdles to overcome, there are a variety of programs and incentives that can be offered to better educate the public about preservation, address deferred maintenance, and promote community-wide investment.

They include:

- Research regulations in other communities that better protect cultural resources and historic landscapes
- Conduct systematic city-wide architectural surveys funded through Certified Local Government (CLG) grants as recommended in this master plan

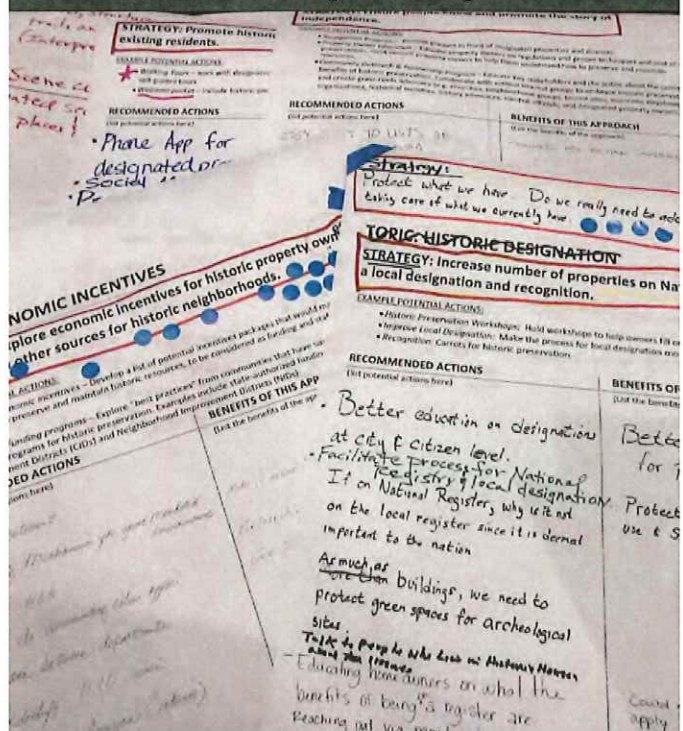
- Adopt a proactive codes compliance program
- Research economic incentives to expand local historic designation and encourage new and more robust investment in traditional neighborhoods and commercial districts
- Encourage the development of a city-wide, not-for-profit, preservation advocacy group
- Expand the current public education and outreach efforts by the Preservation Division and Heritage Commission Outreach Committee
- Adopt programs that highlight successful preservation projects
- Review current zoning to ensure compatibility with city-wide preservation efforts
- Update GIS mapping to limit conflicts between preservation and other department's city-wide projects

Preservation Master Plan Goals & Objectives

Based on research conducted in the development of this master plan and feedback collected during the public engagement process, a pattern of needs emerged. To address these concerns in a productive and thoughtful way, ten preservation priorities were highlighted as the most important to address over the next ten years. To strategically meet these goals and objectives based upon current staffing and budget constraints, the goals were divided into two sets of five to be undertaken over the next decade. The goals, along with strategies developed by stakeholders and community members, are as follows:



Community Meeting #1



Results from Community Meeting



Public Engagement Presentation

2019-2024 Priorities

GOAL 1

Conduct architectural surveys

- OBJECTIVE: Seek grant funding to systematically conduct architectural surveys that document historic resources city-wide pursuant to this plan and use the results of these surveys to encourage historic designation.

GOAL 2

Create economic incentives

- OBJECTIVE: Work with local lending institutions to establish low-interest loans and other economic incentives to encourage historic property ownership and property maintenance.

GOAL 3

Develop more opportunities and resources to assist historic property owners

- OBJECTIVE: Sponsor workshops and lectures that offer both technical advice and introductory topics in preservation for historic property owners as well as the general public.

GOAL 4

Support the expansion of current property maintenance programs to discourage demolition-by-neglect and demolition requests

- OBJECTIVE: Work with existing property maintenance programs such as those within the City's Code Compliance and Dangerous Building Divisions, as well as the Rental Ready program, to encourage stabilization and reinvestment and to avoid unnecessary demolition.
- OBJECTIVE: Research mothballing as a policy to discourage neglect and to allow time for alternatives to demolition.

GOAL 5

Reach out to the general public using social media, traditional City publications, and other technologies using the historic built environment to physically connect our citizens to the City's heritage

- OBJECTIVE: Distribute relatable information about historic preservation, using both traditional and digital forms of communication, to promote the City's historic built environment and highlight the importance of historic resources to the general public.

2024-2029 Priorities

GOAL 6

Create more opportunities for blight removal

- OBJECTIVE: Partner with community groups, neighborhood groups, and other city departments in events that promote neighborhood clean-ups, support code compliance, and assist local property owners in need.

GOAL 7

Adopt a historic signage program that highlights the boundaries of the historic districts

- OBJECTIVE: Work with area heritage groups and partners in the creation of targeted historic signage that delineates both locally and nationally designated districts.

GOAL 8

Correct zoning conflicts by reviewing maps of all traditional neighborhoods

- OBJECTIVE: Review the current zoning maps and make recommendations to Planning & Zoning staff where conflicts may discourage investment in historic buildings or where adverse zoning may inadvertently encourage demolition.

GOAL 9

Align the current local historic district with the boundaries of the National Historic Landmark District (NHLS)

- OBJECTIVE: Expand programs that educate and engage local property owners about the positive impacts of historic designation and seek to expand the boundaries of the local historic district to match that of the NHLD.

GOAL 10

Support the creation of a grassroots, not-for-profit, preservation advocacy group

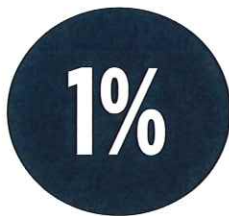
- OBJECTIVE: Provide technical assistance and support to members of the community in the development of an independent, not-for-profit preservation advocacy group.

APPENDIX Survey Results

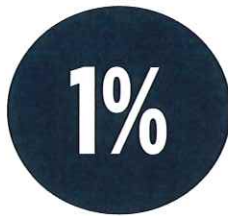
The nine (9) question survey was made available to the public April 2019 through June 2019 and is supplemental to the community input from public meetings. The survey aimed to help prioritize goals and guide the development of the plan through a series of ranking questions. The survey was promoted at public meetings, on the City’s website and via social media and e-blasts, yielding a total of 96 responses.

Question 1

Do you own a historically DESIGNATED property?



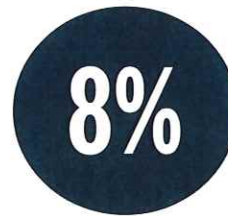
Yes, my property is nationally designated.



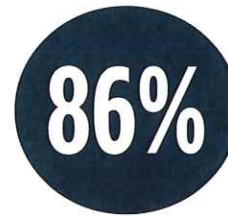
Yes, my property is both locally & nationally designated.



Yes, my property is locally designated.



No, I do not own a designated property, but I do think my property is historically significant. Provide address here:



No, I do not own a locally or nationally designated property.

Question 2

What type of historically designated property do you own?



Commercial



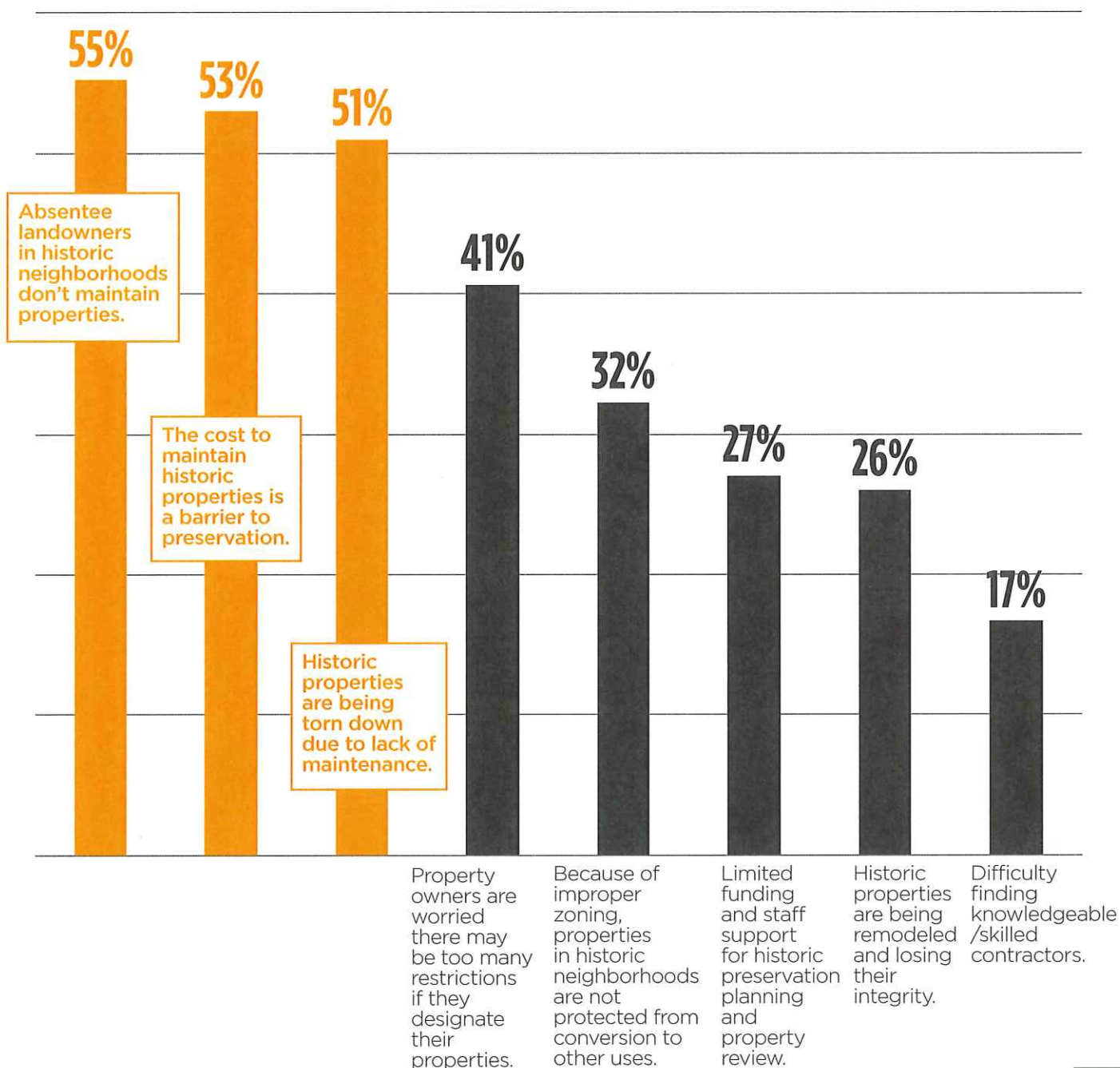
Residential



I do not own a historically designated property

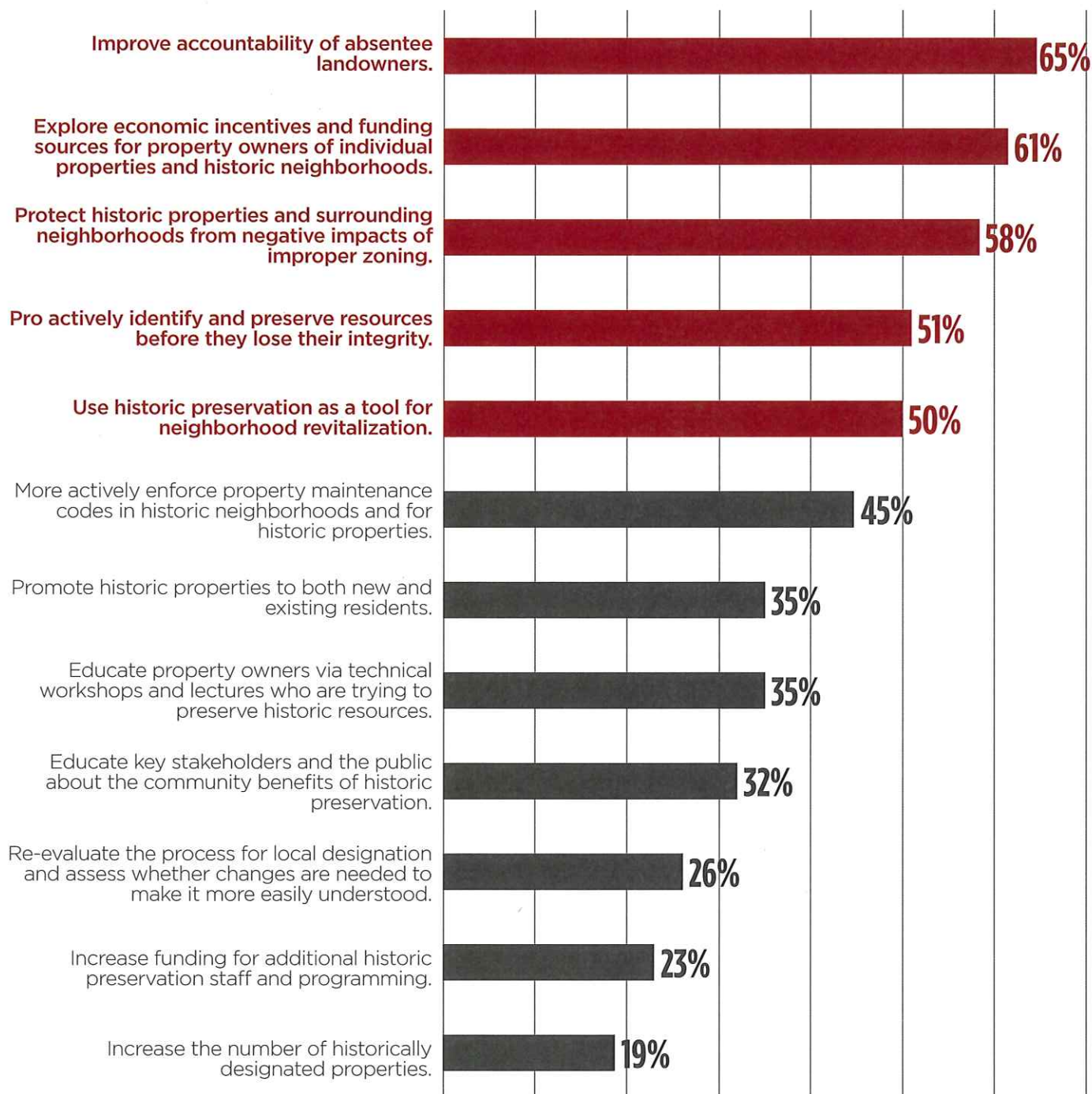
Question 3

The Independence Historic Preservation Master Plan will identify and rank the **community's most pressing historic preservation issues**, and develop strategies to address them. From the list below, select the **top THREE (3) issues** you think should be addressed:



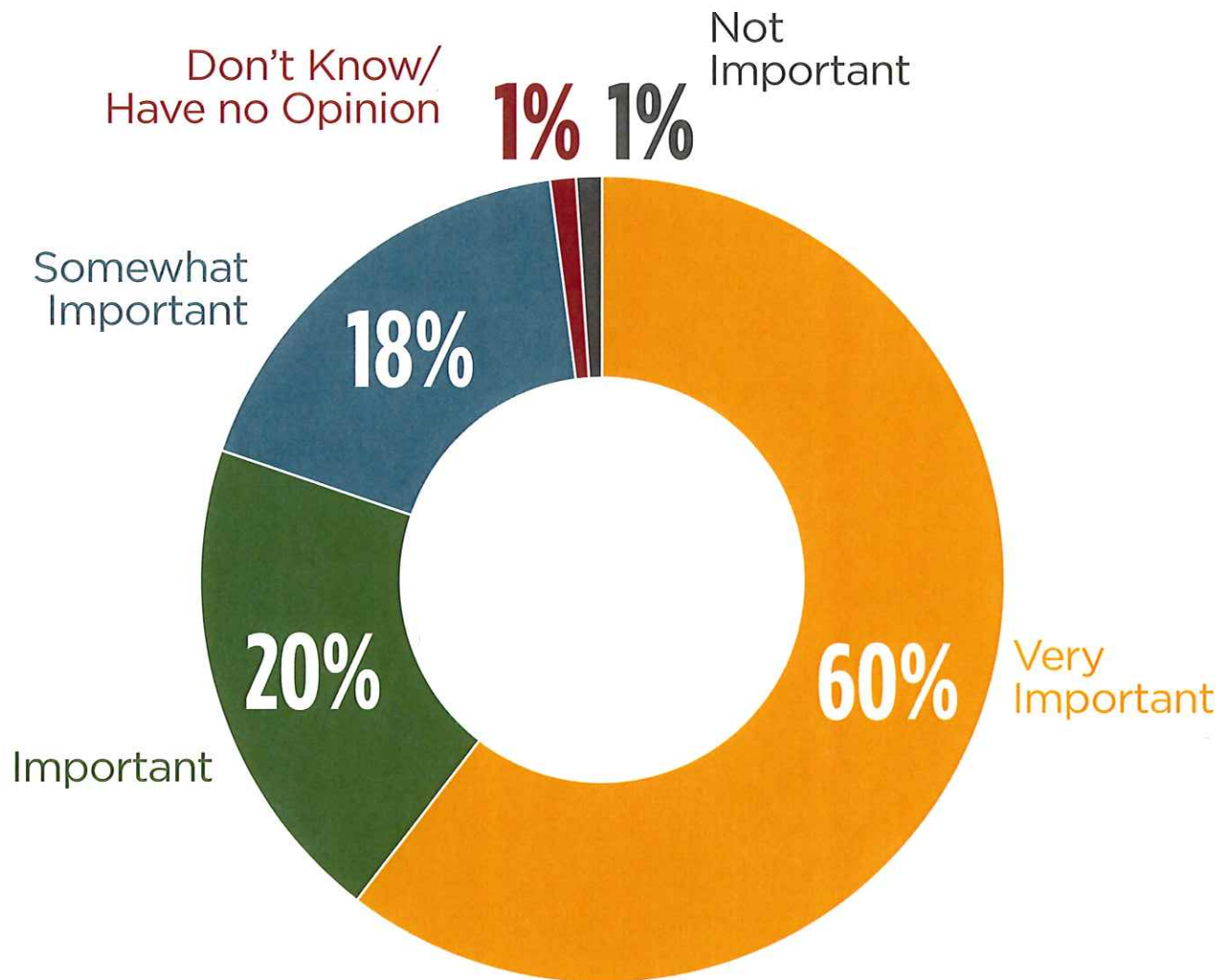
Question 4

What is the **highest priority** for historic preservation in Independence? From the list below, select the **top FIVE (5)** things you'd like the City's historic preservation program to accomplish:



Question 5

How important is the preservation of individual properties as a benefit for the community?

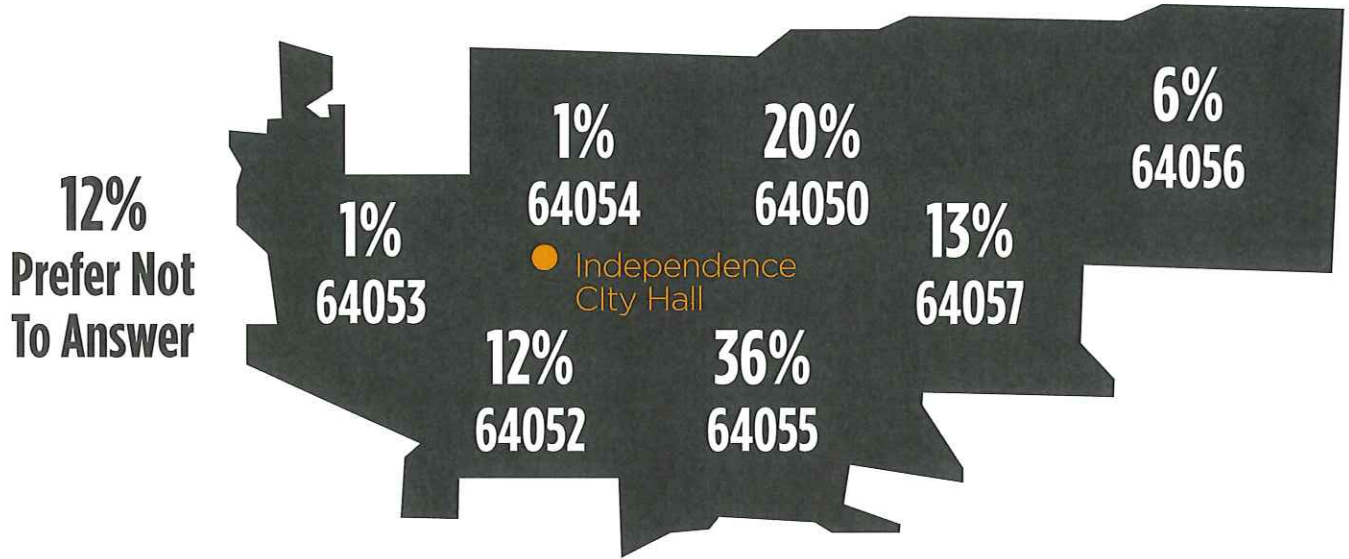


80%

of respondents think preservation is **IMPORTANT** or **VERY IMPORTANT**

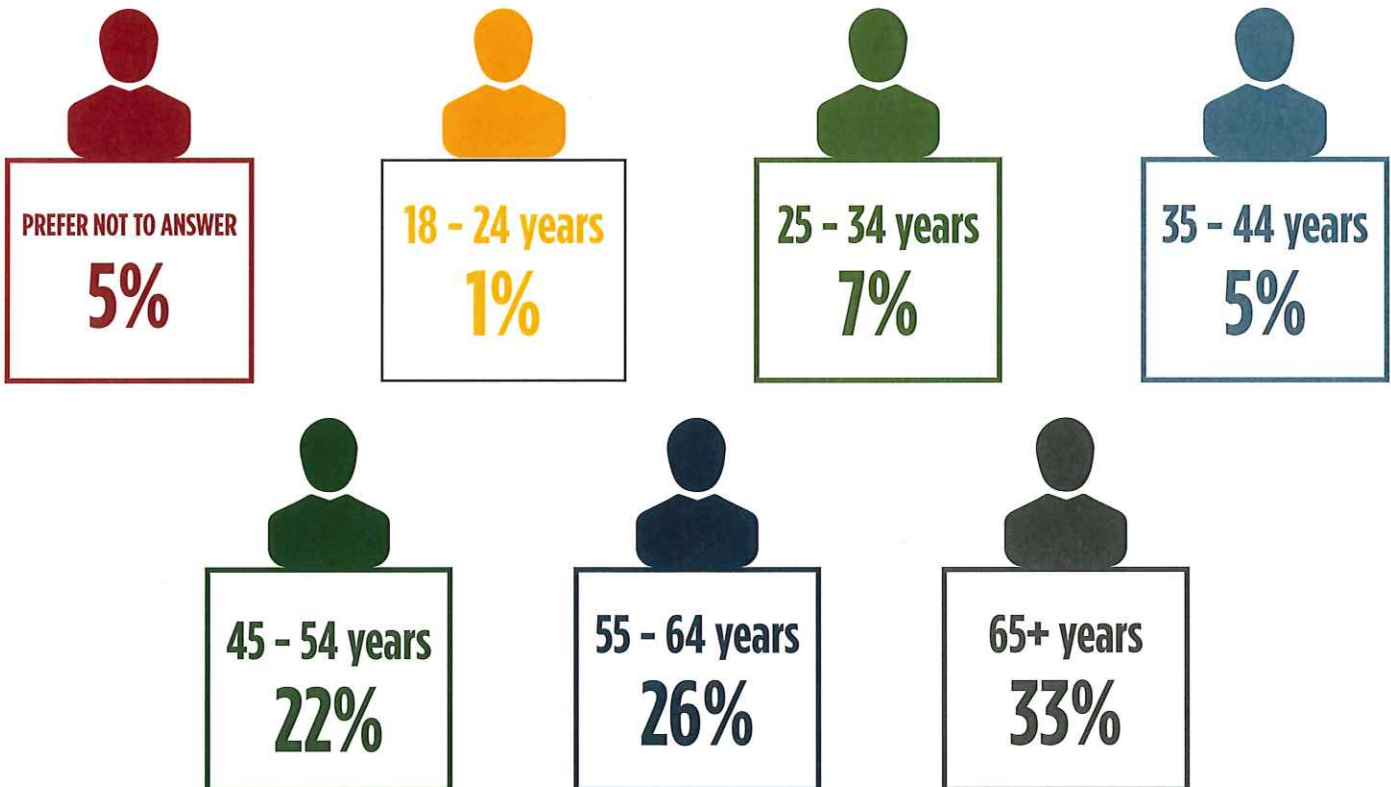
Question 6

What zipcode do you live in?



Question 7

What is your age?



Additional Comments

Do you have any other suggestions or comments pertaining to the Independence Historic Preservation Master Plan?

** Quotes were taken directly from survey results, but some were pared down to consolidate space.*

“Our city is rich in history and it’s important to maintain it and preserve it.”

“Keep all land, trails, and properties of historic nature a top priority.”

“Devise an online assessment tool for suggesting potentially historic properties.”

“...include properties surrounding the designated properties.”

“I am pleased to see the Civil War Round Table of Western Missouri and City Cemeteries mentioned.”

“Educate and help owners of historic properties on how to apply for help from private funds... put all unnecessary projects on hold until Independence is only spending what they bring in.”

“it is costly to renovate and maintain the historic homes.”

“Excited to see how Hiram Young School can contribute to local history efforts.”

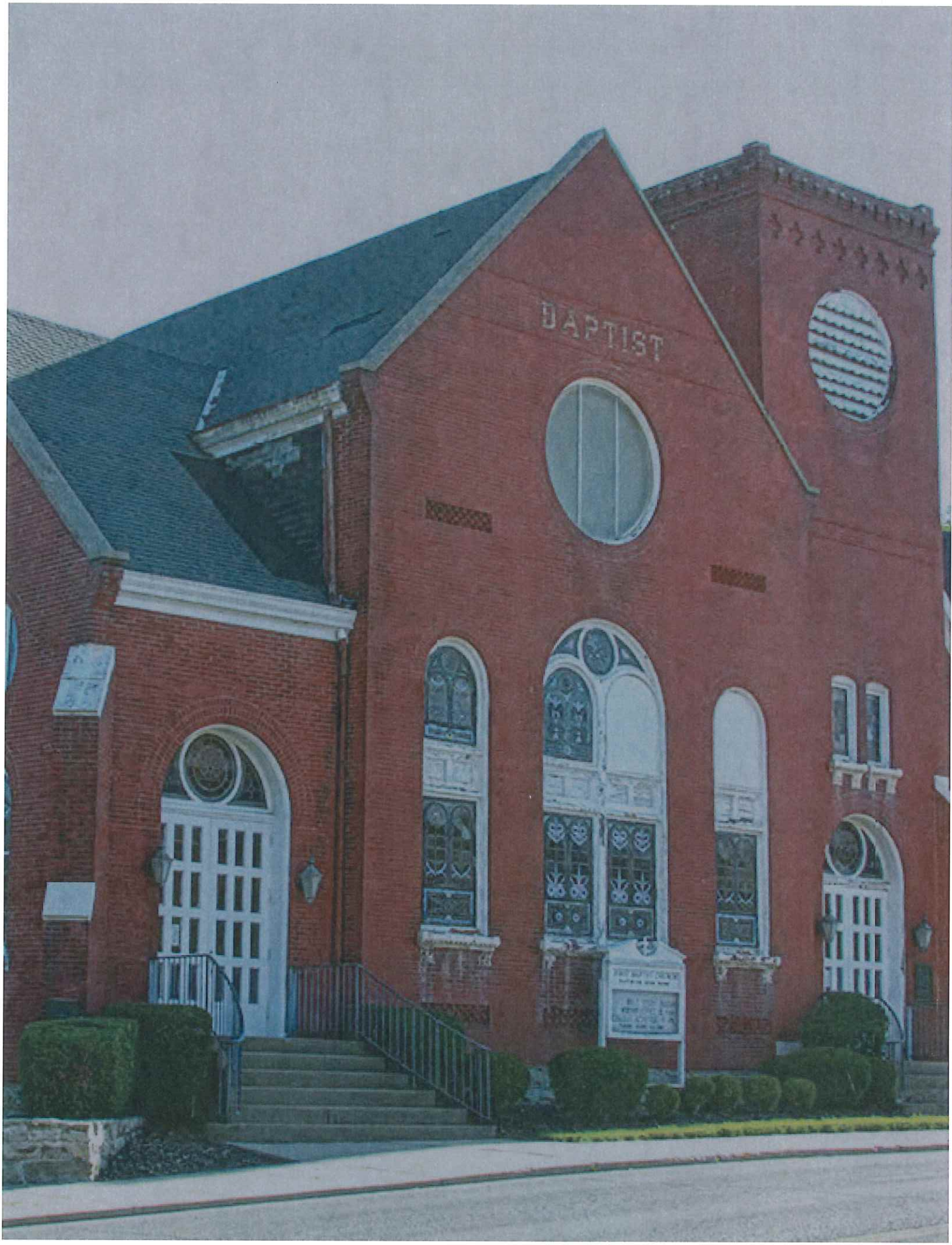
“Property maintenance in ALL neighborhoods are extremely important.”

“Revitalization does not need to conflict with preservation.”

“The historic aspect of independence is its trademark.”

“The infrastructure and other surroundings that are near historic properties and neighborhoods can really add to or take away from the integrity of those historic and interesting properties.”

“...save our beautiful city while maintaining the public opinions...”



BAPTIST

First Baptist Church
1000 ...
...