

Historic Truman Neighborhood and Heritage District



Contributing & Non-Contributing Buildings

Within designated historic districts like the Truman neighborhood properties are recognized as either being *contributing* or *noncontributing* to the historic character of the area.



Contributing

Contributing properties are those buildings, structures and sites that add to a sense of time and place that is reflective of the Truman Era. While these properties may not be considered individually significant on their own, they retain qualities or have the potential when restored to make a positive and compatible contribution to the character and appearance of the area.

Constructed c. 1895, this two-story Victorian home is classified as a contributing building within the Truman Heritage District. Its architectural history, the integrity of its design, and its proximity to the Truman Home Site all help to create a sense of the time and place associated with the Truman Era.

Noncontributing

Properties classified as noncontributing are ones that do not add to the historic feeling of the Truman District by virtue of the fact that they were not present during the Truman Era; the integrity of their original design or architectural features has been irretrievably lost; or physical deterioration and/or structural damage has made rehabilitation of the property infeasible. Because changes made to noncontributing buildings and properties can still effect the overall feel of the Historic District, the Heritage Commission and Preservation Staff must also review and approve plans to alter their exterior appearance as seen from the public right-of-way(s). While the owner is still required to apply for and receive a Certificate of Appropriateness prior to beginning work on a project, the standards applied by the Commission during its review are less rigid for noncontributing properties than those applied to historically significant ones. The Commission will evaluate the impact that these changes will have on surrounding historic resources by comparing the proposal with elements of design (mass, pattern, alignment, proportion and materials) that are characteristic of the other buildings in the Truman neighborhood. A more detailed explanation of basic design elements is included in the following chapter.



This new construction located at 817 N. Delaware is considered to be noncontributing to the Historic District. While the building does not add to the historic feeling of the neighborhood, its size and scale help to maintain the overall design character of North Delaware Street.

Certificate of Appropriateness Application Process

Certificate of Appropriateness

A Certificate of Appropriateness is a certificate approved by the Heritage Commission that authorizes an alteration, construction, removal or demolition affecting a feature defined and identified in the designation of a Landmark, Historic or Conservation District. Any project that affects the exterior architectural appearance or landscape features defined in the designation ordinance must be reviewed by the Heritage Commission prior to the issuance of a building permit. Approval by the Heritage Commission is also needed for a Special Use permit, a moving permit, or for permission to erect a sign if the property is locally designated. A Certificate of Appropriateness is also required for **all** demolitions within the City of Independence that require a permit. The following are example of projects that would require a Certificate of Appropriateness:

- Projects that require moving or demolition of any building
- Additions to an existing building
- New construction-garages and outbuildings
- Addition of privacy fences
- Enclosing or removing porches
- Installation of siding
- Changes in exterior building materials (roofing, siding, window trim)
- Adding dormers
- Removing historic exterior trim pieces and chimneys
- Installation of new driveways, sidewalks, or retaining walls
- Removal of mature trees
- Installation of new replacement windows or storm windows
- Installation of new decks

Repair in-kind, or work that involves **only** repair using the same materials and exact same details and finishes, does not require a Certificate of Appropriateness. However, Preservation Staff must be notified when you are planning in-kind maintenance or repair prior to undertaking the work.

The Review Process

Projects requiring a Certificate of Appropriateness are scheduled for review by the Heritage Commission through an established application process. Application forms are available in the Community Development Department, located on the second floor of City Hall and may also be requested by telephone at (816)325-7419. The application form requests a complete description of the project and, depending on the complexity of the proposal, may require submission of additional documentation that illustrates both the existing conditions and proposed alterations. This may include scaled drawings, photographs, materials lists, and sample materials. Staff assistance will be provided throughout the application process. The City Historic Preservation Manager is responsible for determining whether all of the documentation needed to clearly understand the proposal has been submitted. Within 7 days of filing an application, Preservation Staff will conduct an initial review and

Certificate of Appropriateness Application Process

The Review Process (cont.)

will notify you of any additional information that is required. If there are concerns about the project, Staff will also suggest possible alternative approaches that would meet your needs and better preserve the historic/architectural integrity of the property.

Upon receipt of any additional information and/or plan amendments, Preservation Staff will prepare a report and recommendation based upon the completed application and the review criteria established by the Historic Preservation Ordinance. The application and Staff report will then be brought before the Heritage Commission, in a public hearing forum, at the next available meeting time. Copies of the entire case file will be forwarded to each Commission member, and you as the applicant, approximately one week prior to the public hearing date. The Commission meets on the first Tuesday of each month at 7:00 P.M. in the City Council Chambers, ground floor City Hall. (As a general rule, to secure a hearing at the next scheduled meeting time, applications for Certificates of Appropriateness should be submitted to Historic Preservation Staff on or before the second Tuesday of the month.)

Approval or Denial

The Commission can either approve, approve with modifications, or disapprove a request for a Certificate of Appropriateness. The approval of a Certificate must be accompanied by a statement of the reasons for approval. Upon such a determination Preservation Staff will then provide an approved Certificate to the Community Development Permit Technician to be issued along with any other required building permits.

In the case of a denial, the applicant will be provided a statement of the reasons for denial, including recommendations concerning changes which would cause the Heritage Commission to reconsider its determination. A rehearing of the application can be granted if new evidence is submitted within 30 days from the date of notification of the Commission's original determination. Only one request for rehearing may be made in any case.

Revisions to Plans & Expiration of Certificates

Work on projects requiring a Certificate of Appropriateness must be performed exactly as proposed by the approved plans. Any revisions, omissions or additions to the plans must be reviewed by the Heritage Commission prior to Execution. A Certificate of Appropriateness will become void unless work commences within 6 months of the date of issuance and is completed within 18, unless a request for an extension has been approved by the Commission.

Certificate of Economic Hardship

Certificate of Economic Hardship

A Certificate of Economic Hardship is a certificate approved by the Heritage Commission that authorizes an alteration, construction, removal or demolition when a Certificate of Appropriateness has been denied. A Certificate of Economic Hardship is issued when the Heritage Commission determines that denial of a Certificate of Appropriateness has deprived you as the owner of reasonable use of, or a reasonable economic return on, your property.

The Review Process

Requests for a Certificate of Economic Hardship are also made by filing an application with the Independence Heritage Commission. Using the same basic application and review process the Commission will make a determination either supporting or denying the claim of economic hardship based on criteria established under the Historic Preservation Ordinance. Along with the application form, you will also be asked to submit additional documentation to justify your hardship claim, for example: cost estimates, structural evaluations, market value and real estate tax figures, etc. Based on the information provided with the application, as well as the Staff report and recommendation, the Commission will either approve or deny the request for Certificate of Economic Hardship.

Issuance of a Certificate of Economic Hardship does not supercede compliance with the requirements of other City ordinances and regulations, and does not guarantee the issuance of additional required building permits. If new evidence can be made available, that was not otherwise obtainable at the time your application was reviewed, a request for rehearing may be submitted to the Commission within 30 days from the date of notification of the Commission's original determination. Only one application for rehearing may be made in any case.

Appeals

Applicants who have been denied a Certificate of Appropriateness or a Certificate of Economic Hardship may also appeal the decision to the City Council. Appeals must be filed within 15 days from the date of denial of the Certificate by the Commission. The Council will act within 30 days after receiving the appeal by holding a new evidence only hearing. The Council may approve or disapprove the decision of the Heritage Commission.