



Heritage Commission

April 1, 2025 6:00 PM,

Council Chambers - 111 E. Maple Ave.

CALL TO ORDER

- A. Roll Call
- B. Review and approval of agenda
- C. Review and approval of minutes for February 4, 2025

ELECTION OF OFFICERS

- A. Chair
- B. Vice-chair
- C. Secretary

CERTIFICATES OF APPROPRIATENESS

- A. *Consider construction of an addition to a single-family home at 611 West Farmer.*
- B. *Consider installation of playground equipment and removal of mature trees at 200 North Delaware.*

2025 PRESERVE INDEPENDENCE AWARDS

REPORTS AND COMMENTS

- A. Public Comment

B. Heritage Commission

C. Staff

-Section 106 Reviews

ADJOURN

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Heritage Commission Meeting Minutes

Meeting Date: February 4, 2025

Location: Council Chambers, City Hall

Commissioners Present: Mark Scherer, Lee Argo, Josh Guldner, Robert Prunte, Jr., Sam Rushay, and Duane Stephens

Commissioners Absent: Carol Dage

Staff: Wendy Shay, Historic Preservation Manager

I. AGENDA

It was moved by Mr. Prunte, seconded by Mr. Argo, and approved 5-0 (Rushay abstained) to accept the agenda for February 4, 2025.

II. MINUTES

It was moved by Mr. Prunte, seconded by Mr. Stephens, and approved 5-0 (Rushay abstained) to accept the July 2, 2024 meeting minutes.

III. DISCUSSION & ACTION ITEMS

A. *Update on proposed changes to the current Historic Preservation Design Guidelines*

Tim Breihan from H3 Studios gave an overview of the current preservation design guidelines update and its proposed revisions.

B. *2025 Goals & Objectives*

Ms. Shay provided a summary of the 2025 goals and objectives.

C. *Certified Local Government Training*

Members of the Heritage Commission who attended Certified Local Government training in Jefferson City, October 2024, offered insights about the event.

IV. REPORTS & COMMENTS

A. Public Comment

No members of the public were present.

B. Heritage Commission

There were no additional questions posed by the Commission.

C. Staff

Ms. Shay stated that she completed two Section 106 packets and submitted them to the State Historic Preservation Office for consideration. The submittals were for 1413 South Home Avenue and 1523 South Appleton Avenue.

She also provided an update on improvements taking place in the Truman Heritage District and the Independence Square performed by Spire Energy Company.

V. ADJOURN

It was moved by Mr. Prunte, seconded by Mr. Stephens, and approved 5-0 (Rushay abstained) to adjourn.



INDEPENDENCE

★ COMMUNITY DEVELOPMENT ★

Consider a Certificate of Appropriateness for the construction of a rear addition on a single-family home at 611 West Farmer Street-HC#01-25

Applicant/Owner: Lori Ross

Zoning: R-6 (Single-family Residential)

PROJECT SUMMARY

- The property consists of a one-and-one half story bungalow. The single-family home was constructed c.1920.
- The owner is proposing to construct an addition on the rear (south) elevation. The addition will have 7” lap Hardie siding with smooth finish, one-over-one Fibrex or fiberglass windows, steel or fiberglass exterior door, composition shingle roof, and poured concrete foundation.
- The property is located in the local Truman Heritage District and the Harry S Truman National Historic Landmark District. The property is noted as contributing to both districts.

National Register Criteria for Evaluation:

- **LOCATION:** The dwelling remains in situ.
- **DESIGN:** The building retains its original orientation, massing, exposed rafter tails, open front porch, and roofline.
- **SETTING:** The dwelling remains part of an established neighborhood.
- **MATERIALS:** The dwelling retains much of its original materials including decorative brickwork, brick exterior, and some woodwork.
- **WORKMANSHIP:** Much of the original workmanship remains.
- **FEELING:** The building retains its connection with the surrounding houses.
- **ASSOCIATION:** The dwelling is associated with early-twentieth century development in Independence.

Secretary of the Interior's Standards for Rehabilitation

#9 New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

#10 New additions or adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

CONCLUSION/STAFF RECOMMENDATION

Based on the location (on the rear elevation), scale, and massing, the proposed addition is considered appropriate in relation to the main dwelling. Contemporary siding, windows, and exterior door differentiates the addition from the original, while providing additional square footage to assist the property owner with more contemporary conveniences. Further, the addition will have limited view from the public right-of-way. Therefore, staff supports the construction of the addition, as proposed.

COMMISSION ACTION

- 1) Move approval of the Certificate of Appropriateness for the construction of a rear addition at 611 West Farmer Street.
- 2) Move approval of the Certificate of Appropriateness for the construction of a rear addition at 611 West Farmer Street, with conditions.
- 3) Move denial of the Certificate of Appropriateness for the construction of a rear addition at 611 West Farmer Street, with reasons stated.
- 4) Move to continue the Certificate of Appropriateness for the construction of a rear addition at 611 West Farmer Street, with direction.

*Report prepared by: Wendy Shay
Attachments: COA application, construction documents, & photos*



INDEPENDENCE

★ COMMUNITY DEVELOPMENT ★

Consider a Certificate of Appropriateness for the installation of playground equipment and the removal of two mature trees at 200 North Delaware Avenue, Mother's Refuge-HC#02-25

Applicant/Owner: Mother's Refuge

Zoning: O-1 (Office)

PROJECT SUMMARY

- The property consists of a two-story buff brick and limestone building with flat roof, aluminum frame windows, and concrete foundation constructed c. 1967
- The owner is proposing to install playground equipment in front of the building within the heavily landscaped, fenced area at the southeast corner of the property in front of the building. Installation of the equipment will require the removal of two mature trees.
- The property is located in the local Truman Heritage District and the Harry S Truman National Historic Landmark District. The property is noted as contributing to both districts.

National Register Criteria for Evaluation:

- **LOCATION:** The dwelling remains in situ.
- **DESIGN:** The building retains its original orientation, massing, scale, and roofline.
- **SETTING:** The building remains part of an established neighborhood.
- **MATERIALS:** The building retains its original materials including buff brick exterior, metal windows, and flat roof.
- **WORKMANSHIP:** Original workmanship remains.
- **FEELING:** The building retains its connection with the surrounding neighborhood.
- **ASSOCIATION:** The dwelling is associated with mid-twentieth century development in Independence.

Secretary of the Interior's Standards for Rehabilitation

#1 A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

CONCLUSION/STAFF RECOMMENDATION

Despite the prominent location at the corner of Delaware and Maple Avenues, the proposed playground equipment is considered a reversible addition to the site and is appropriate in scale and massing to the two-story building. Removal of the equipment, at a later date, will not negatively affect the overall integrity of the building or site.

Removal of the mature trees to accommodate the new equipment was reviewed and approved by the city's horticulturalist.

Therefore, staff supports the installation of the new playground equipment and removal of the two mature trees, as proposed.

COMMISSION ACTION

- 1) Move approval of the Certificate of Appropriateness for the installation of playground equipment and removal of two mature trees at 200 North Delaware Avenue.
- 2) Move approval of the Certificate of Appropriateness for the installation of playground equipment and removal of two mature trees at 200 North Delaware Avenue, with conditions.
- 3) Move denial of the Certificate of Appropriateness for the installation of playground equipment and removal of two mature trees at 200 North Delaware Avenue, with reasons stated.
- 4) Move to continue the Certificate of Appropriateness for the installation of playground equipment and removal of two mature trees at 200 North Delaware Avenue, with direction.

*Report prepared by: Wendy Shay
Attachments: COA application, equipment specs, & photos*