

CATALOG OF SELECTED ELEMENTS

Independence Historical Survey

CATALOG OF SELECTED ELEMENTS
September 30, 1976

FINAL SURVEY SELECTIONS - LIST A
ELEMENTS SELECTED FOR FURTHER RESEARCH
Enumerated by address

FINAL SURVEY SELECTIONS - LIST B
ELEMENTS SELECTED FOR FURTHER RESEARCH
Enumerated by address

INDEPENDENCE HISTORICAL SURVEY for the
HERITAGE COMMISSION, INDEPENDENCE, MISSOURI by
M.A. SOLOMON/R.J. CLAYBAUGH, ARCHITECTS INC. and
BERND FOERSTER, A.I.A.

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comprehensive planning grant from the Department of H.U.D.,
under the provision of Section 701 of the Housing Act of 1954,
as amended.

FINAL SURVEY SELECTIONS - LIST A
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Final Survey Selections - List A

September 30, 1976

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584 South Arlington	Mt. Washington Church
614 South Brookside	Mt. Washington Cemetery
600 South Cottage	Industrial
1030 South Crysler	Public Works Facility
3940 South Crysler	Residence
216 North Delaware	Residence
219 North Delaware	Residence (Truman)
426 North Delaware	Residence
510 North Delaware	Residence
602 North Delaware	Residence
610 North Delaware	Tree
702 North Delaware	Residence
920 Dickinson Road (opposite 921)	Cemetery
North Dodgion & East Truman Road	Power Station
304 East Elm	Residence
1215 West Elm	Paint-Sign Shop (Fire Station)
415 North Eubank	Residence
410 West Farmer	Residence
1024 South Forest	Residence
600 South Grand	Missouri Pacific Railroad Station
10401 East Independence Avenue	Auto Dealer
127 East Kansas	Residence
146 East Kansas	Residence
512 East Kansas	Benton School/Storage
107 West Kansas	Log Courthouse
17500 East Kentucky Road	Residence
2909 Lee's Summit Road	Glendale Farm
3210 Lee's Summit Road	Boy's Home - Drumm Farm
147 East Lexington	Residence
301 East Lexington	Warehouse/Retail
602 East Lexington	Residence
112 West Lexington	Jackson County Courthouse
208-212 West Lexington	Commercial-Street Building
209-211 West Lexington	Commercial-Choplin Building
1034 West Lexington	Residence (Art Center)
1210 West Lexington	Residence
1233 West Lexington	Smith Cabin
1233 West Lexington	Flournoy Cabin
1604 West Lexington	Residence
200 North Liberty	Commercial-Bank Building
205 North Liberty (126/130 W. Maple)	Independence Hotel/Jones Hotel
409 North Liberty	Trinity Episcopal Church
611 North Liberty	St. Mary's Catholic Church
1500 N. Liberty (including 1518 N. Osage)	Residence/Vaile
526 South Liberty	Residence
217 North Main	Jail Museum & Marshal's House
219 North Main	Former Fire Station
825 North Main	Residence
200 South Main	City Hall/Police Department

200 South Main (southwest of City Hall)	Stone Building
722 South Main	Residence
728 South Main	Residence
801 South Main	Residence
933 South Main	Residence
1106 South Main	Residence
401 West Maple	Service Station
416 West Maple	Memorial Building
522 West Maple	Residence/Apartments
720 West Maple	Residence
302 West Mill	Residence
17601 R.D. Mize Road	Farm House
18525 R.D. Mize Road	Farm House & Kitchen
701 South Noland Road	Woodlawn Cemetery
526 S. Osage (including 570 S. Spring)	Waggoner-Gates Mill
108 South Overton	Residence
143 East Pacific	Residence
313 West Pacific	Residence
701 South Park	Residence
100 North Pleasant	First Presbyterian Church
513 North Pleasant	Residence
116 South Pleasant	Residence
125 South Pleasant	First Christian Church
302 South Pleasant	Church of Jesus Christ L. D. S.
305 South Pleasant	Residence
313 South Pleasant	Residence
701 Proctor Place	Residence
105 East St. Charles Street	Residence
1631 Salisbury	Motor Court
138 West Sea	Residence
1214 West Short	Residence
1601 West Short	Residence
702 East South Avenue	Residence
1411 West South Avenue	Former Chicago & Alton R.R. Stat
412 N. Spring	Residence
1801 South Sterling	Residence
East Truman Road & Blue Ridge Blvd.	Bridge
16000 East Truman Road	Farm
500 West Truman Road	First Baptist Church
616 North Union	Residence
1300 East U.S. 24 Highway	Spring House
1534 East U.S. 24 Highway	Residence
9800 East U.S. 40 Highway	Residence/Restaurant
16200 East U.S. 40 Highway	Salvation Army Camp
722 West Waldo	Residence
903 West Waldo	Residence
909 West Waldo	Residence
115 East Walnut	Residence
517 West Walnut	L. D. S. Mission Home

1001 West Walnut
116 East White Oak
9301 East Wilson Road
East Winner Road & East 16th Street
9867 East Winner Road
9900 East Winner Road

11031-11037 East Winner Road
11425 East Winner Road
23rd St. between Maywood & Ralston
1102 East 23rd St. /East Alton
900 West 23rd St. /West Alton

R.L.D.S. Auditorium
Second Baptist Church
Service Station
Bus Shelter
Residence
Residence (western-most)/
College offices
Commercial
Residence
Hill Park & Cemetery
Animal Hospital
Coil's Grocery

FINAL SURVEY SELECTIONS - LIST B
ELEMENTS SELECTED FOR FURTHER RESEARCH
Enumerated by address

621 S. Arlington	Residence
625 S. Arlington	Residence
1600 S. Arlington	Residence
1607 S. Arlington	Residence
1610 S. Arlington	Residence
South Ash Street	Bridge over the Mo-Pac R. R.
641 S. Ash	Church-Fairmount Christian
1533 S. Ash	Residence
1901 Blue Ridge Blvd.	Cemetery
3854 Blue Ridge Blvd.	Residence
3884 Blue Ridge Blvd.	Residence
120 Bowen Court	Residence
122 Bowen Court	Residence
1227 N. Broadway	Residence
210 N. Brookside Avenue	Residence
511 S. Brookside Avenue	Residence
Bundschu Rd. between Powell & Bly Road	Farmhouse
903 S. Cedar Street	Residence
1121 S. Claremont	Residence
827 West College Avenue	Bryant Elementary School
1301-1401 West College Avenue	Bungalow grouping
1403 West College Avenue	Residence/Antique Shop
3839 South Crysler	Residence
4207 South Crysler	Residence
304 North Delaware	Residence
310 North Delaware	Residence
318 North Delaware	Residence
403 North Delaware	Residence
411 North Delaware	Residence
423 North Delaware	Residence
511 North Delaware	Residence
627 North Delaware	Residence
1536 Dickinson Road	Residence
N. Dodgion St. & E. Truman Road	Log Cabin & Spring
104 West Elizabeth	Residence
1201 West Elm	Residence
3137 South Erickson	Santa Fe Trail Ruts
570 South Evanston	Mt. Washington School/Library
1539 South Evanston	Residence
1610 South Evanston	Residence
1700 South Evanston	Residence
Fairview & Lake Drive	Lake
115 East Farmer	Double House
708 South Fuller	Residence
418 North Grand	Residence
E. Gudgell between Manor Rd. & Drumm St.	Golden Acres Subdivision
516 South Hardy	Residence
1 Hawthorne Place	Residence
2 Hawthorne Place	Residence
610 North High Street	Church
820 North Home Avenue	Residence
1016 South Home	Residence
534 South Huttig	Residence
9500 & 9504 E. Independence Avenue	Residences
9515 East Independence Avenue	Masonic Lodge

9605 East Independence Ave.	Store with Apartment
9623 East Independence Ave.	Church
10106 East Independence Ave.	Commercial Building
10205-10209 East Independence Ave.	Retail Shops
10229 East Independence Ave.	Retail/Offices
10305 E. Independence Ave.	Retail/Offices
Jones between River Blvd. & McCoy	Cottonwood Tree
1008 North Jones	Residence & Barn
131 East Kansas	Residence
132 East Kansas	Residence
136 East Kansas	Residence
141 East Kansas	Residence
123 West Kansas	Commercial
9701 East Kentucky	Residence
18315 East Kentucky Road	Residence
Lake City Valley Rd. south of U.S. 24 Hwy.	Farmhouse
Lake City Valley Rd. at Carswell Road	Farmhouse
Lake City Valley Rd. south of Carswell Rd.	Farmhouse
1717 South Lake Drive	Community Center
2525 Lee's Summit Road	Residence
4111 Lee's Summit Road	Adair Park
825 South Leslie	Residence
Lexington Bridge/Crysler Bridge	Bridge & District
107 E. Lexington	Commercial
109-113 E. Lexington	Commercial
121-129 E. Lexington	Commercial
139 E. Lexington	Commercial
141-143 E. Lexington	Commercial
200 E. Lexington	Church
W. Lexington & S. River Blvd.	Temple Site Marker & Church
115 W. Lexington	Commercial
119 W. Lexington	Commercial
121-123 W. Lexington	Commercial
921 W. Lexington	Slover's Drive-In
1021 W. Lexington	Church (RLDS)
1038-1040 W. Lexington	Residences
1106 & 1110 W. Lexington	Commercial & Residences
1305 W. Lexington	Residence
1327-1337 W. Lexington	Commercial
1401-1411 W. Lexington	Commercial
1415-1425 W. Lexington	Commercial
1420 W. Lexington	Commercial
1600 W. Lexington	Residence
202-206 N. Liberty	Commercial
801 N. Liberty	Residence
815 N. Liberty	Residence
1124 N. Liberty	Residence
South Liberty & West Kansas	Parking Structure
619 South Liberty	Residence
623 South Liberty	Residence
1321 West Linden	Residence
1403 West Linden/End of Fuller	School
101 North Main Street	Commercial
103 North Main Street	Commercial/City Hall
111 North Main Street	Commercial

203 N. Main	Commercial
207-209 N. Main	Commercial
208-212 N. Main	Commercial
215 N. Main	Commercial
424 N. Main	Residence
500 N. Main	Church
714 N. Main	Residence - 718 identical
802 N. Main	Residence
825 N. Main	Residence
1222 N. Main	Residence
101-103½ S. Main	Commercial
109 S. Main	Commercial
119 S. Main	Commercial
124 S. Main	Commercial/Lodge
300 block of South Main	Railroad Overpass
316-318 S. Main	Commercial
519 S. Main	Residence
609-611 S. Main	Church
619 S. Main	Residence
725 S. Main	Residence
907 S. Main	Residence
910 S. Main	Residence
915 S. Main	Residence
1004 S. Main	Residence
1216 S. Main	Residence
1220 S. Main	Residence
120 E. Maple	Commercial/Garage
125 E. Maple	Commercial
100 W. Maple	Commercial
106-108 W. Maple	Commercial
202-204 W. Maple	Commercial
209, 211 & 213 W. Maple	Commercial
224-230 W. Maple	Commercial
308 W. Maple	Commercial
411 W. Maple	Commercial
423 W. Maple	Gas Station/Offices
601 W. Maple	Residence
611 W. Maple	Residence
709 W. Maple	School
801 W. Maple	Residence
803 W. Maple	Residence
814 W. Maple	Residence
815 W. Maple	Residence
905 W. Maple	Residence
908 W. Maple	Residence/Apartment
911 W. Maple	Residence
1008-1016 W. Maple	Apartments/Condominums
111 N. Memorial Drive	Garage
223 N. Memorial Drive	Central Police Building
17200 R. D. Mize Road	Residence
17601 R. D. Mize Road	Residence
18525 R. D. Mize Road	Residence

800 S. Noland Road	Residence
1000 S. Noland Road	Residence
1114 S. Noland Road	Residence
1301 S. Noland Road	Residence
1325 S. Noland Road	Residence
1500 S. Northern Blvd.	School
1734 S. Northern Blvd.	Residence
1916 S. Norton	Residence
214 N. Osage	Commercial
218 S. Osage	Residence
509 S. Osage	Residence
518 S. Osage	Residence
1618 S. Osage	Industrial
114 E. Pacific	Residence/Carriage House
123 E. Pacific	Residence
126 E. Pacific	Residence
127 E. Pacific	Residence
516 W. Pacific	Gas Station/Commercial
629 S. Park	Residence
641 S. Park	Residence
826 S. Park	Tree
1400 E. Parker	Residence
109 S. Pendelton	Residence
116 S. Pendelton	Residence
202 S. Pendelton	Residence
206 S. Pendelton	Residence
213 S. Pendelton	Residence
217 S. Pendelton	Residence
101 N. Pleasant	Residence/Office
300 N. Pleasant	Residence/Crafts Center
406 N. Pleasant	Residence
407 N. Pleasant	Residence
409 N. Pleasant	Residence
415 N. Pleasant	Residence
424 N. Pleasant	Residence
501 N. Pleasant	Residence
514 N. Pleasant	Residence
518 N. Pleasant	Residence
1014 S. Pleasant	Residence
637 Proctor Place	Residence
638 Proctor Place	Residence
640 Proctor Place	Residence
700 Proctor Place	Residence
702 Proctor Place	Residence
720 Proctor Place	Residence
724 Proctor Place	Residence
725 Proctor Place	Residence
1440 S. Ralston Avenue	Residence
403 N. River	Residence
512 N. River	Residence
602 N. River	Residence
726 N. River	Residence
1818 N. River	Cemetery
414, 420 & 426 S. River	Residences

100 block of East Ruby	Street, Houses, Cemetery Wall
120 East Ruby	Residence
109 West Ruby	Residence
117 West Ruby	Residence
129 West Ruby	Residence
200 West Ruby	Residence
206 West Ruby	Residence
18000 Salisbury Road	Residence
119 West Sea	Residence
338 W. Sea	Residence
426 W. Sea	Residence/Office
208 E. Short	Residence
1400 W. Short	Residence
1503 W. Short	Residence
1611 W. Short	Residence
1623, 25, 27 & 29 West Short	Apartments
411 West South Avenue	Residence
524 West South Avenue	Residence
314 N. Spring	Residence
322 N. Spring	Residence
404 N. Spring	Residence
950 N. Spring	Fire Station
1804 S. Sterling	Residence
1808 S. Sterling	Residence
1830 S. Sterling	Residence
1855 S. Sterling	Residence
1900 S. Sterling	Residence
2161 S. Sterling	Doctors Office
2121 S. Sterling	Church
2651 S. Sterling	Stone House
9015 E. Truman Road	Castle
9601-9605 E. Truman Road	Commercial
10201 E. Truman Road	Residence
10401 E. Truman Road	Gas Station
10736 E. Truman Road	Residence/Day Care Center
13949 & 13949 E. Truman Road	Residence/Shops
15211 E. Truman Road	Residence
800 W. Truman Road	Residence
1500 W. Truman Road	Health Facility/Rest Home
1509 W. Truman Road	Hospital/Medical Offices
401 N. Union	Residence
701 N. Union	Residence
702 N. Union	Residence
710 N. Union	Residence
117 S. Union	Residence
121 S. Union	Residence
123 S. Union	Residence
127 S. Union	Residence
U. S. 24 Highway & N. Delaware	Library/Grave Site
711 East U. S. 24 Highway	Motor Court
16200 East U. S. 40 Highway	Salvation Army Camp
711 West Waldo Avenue	Residence
718 West Waldo Avenue	Residence

810 W. Waldo Ave.	Residence
820 W. Waldo Ave.	Residence
1105 W. Waldo Ave.	Residence
1115 W. Waldo Ave.	Residence
1123 W. Waldo Ave.	Residence
108 E. Walnut	Warehouse/Museum
518 to 522 W. Walnut & 218 S. Pleasant	Court of Houses
914 S. Washington	Residence
Westport Road & South Hardy	Road, Rock Creek & School
Westport Road & Harris	Tree
816 W. White Oak	Residence
900 W. White Oak	Residence
1315 W. White Oak	Residence
1433 S. Willow	Residence
1439 S. Willow	Residence
E. Winner Road over I. C. & G.	Bridge
9518 E. Winner Road	Residence
9535 E. Winner Road	Residence
9717 E. Winner Road	Residence
9725 E. Winner Road	Residence
9755 E. Winner Road	Residence
9835 E. Winner Road	Residence
9836 E. Winner Road	Residence
9875 E. Winner Road	Residence
9883 E. Winner Road	Residence
9908 E. Winner Road	Residence/College
10815 E. Winner Road	Commercial
10917 E. Winner Road	Englewood Theater
11026 E. Winner Road	Commercial
11312 E. Winner Road	Residence
11328 E. Winner Road	Residence
11426 E. Winner Road	Residence
11500 E. Winner Road	Residence
11501 E. Winner Road	Residence
11514 E. Winner Road	Residence
11521 E. Winner Road	Residence
11601 E. Winner Road	Residence
11701 E. Winner Road	Commercial
11607 E. 9th Street	Residence
10211 E. 10th Street	Residence
10425 E. 15th Street	Residence
9715 E. 16th Street	Residence
10500 E. 18th Street	Residence
11501 E. 19th Street	Residence
10902 E. 20th Street	Residence
1104-1106 W. 23rd St./W. Alton	Residence
10100 E. 31st Street	Residence
12810 E. 39th Street	Residence

CITY OF INDEPENDENCE, MISSOURI

HISTORIC SURVEY PLAN

May 1993

prepared by
History and Archives Consulting
for
City of Independence

CITY OF INDEPENDENCE, MISSOURI



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Cover photograph: William McCoy Residence, 410 West Farmer, constructed in 1838, with a rear addition, 1840. McCoy came to Independence from Ohio in 1838 and was elected as the city's first mayor in 1849.

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Overview of the Project

In fall 1992, the City of Independence received a grant from the Missouri State Historic Preservation Office to support the city's efforts to develop a comprehensive plan for survey, registration, and preservation of historic properties. The city retained the services of History and Archives Consulting to conduct research, carry out a reconnaissance survey of the city, and write a plan for future activities in the field of historic preservation. Chief researcher and writer for the project was Dr. Bonnie Stepenoff, historian. LeeAnne Ogletree, a graduate student in library and information science, assisted with bibliographic research and inspection of previously identified historic properties. Frank Davis, preservation officer for the City of Independence, guided the project.

Objectives

Goals of the project were threefold:

1. To evaluate properties identified by a historic and architectural survey conducted in the 1970s.
2. To identify additional properties through research and reconnaissance survey.
3. To develop a plan for future historic and architectural survey work and preservation planning.

Fulfillment of these goals required rigorous field work, a study of all available published sources on the history of Independence, an investigation of certain primary historical sources, analysis of data, consultation with key individuals and organizations in Independence, and finally, the preparation of this survey plan.

Methodology

This survey plan resulted from several months of effort in the following areas:

Bibliographic Research

A thorough study of the available literature on Independence provides a basis for understanding the built environment of the city. LeeAnne Ogletree used all available bibliographic tools to identify titles bearing on the city's history. She specifically surveyed the collections of the State Historical Society of Missouri, the Missouri State Archives, and Ellis Library of the University of Missouri-Columbia. Her diligent work resulted in the thorough bibliography included with this survey plan. The bibliography is divided into two sections: Independence Sources and Santa Fe, Oregon and California Trail Sources. Dr. Stephenoff investigated source material held in collections in the Independence area. These collections are briefly described in the section on primary sources for the history of the city.

Reconnaissance Survey

The consultant inspected the properties identified in the City of Independence Historical Survey, conducted in the mid-1970s by M.A. Solomon and R.J.

Claybaugh, Architects, Inc., and Bernd Foerster, A.I.A., for the Heritage Commission, Independence, Missouri. With information gleaned from this tour of inspection, the consultant revised the "Catalog of Selected Elements," dated September 30, 1976, which resulted from the Heritage Commission survey. This "Catalog" included an "A" List of highly significant properties and a "B" List of properties of lesser significance. The consultant noted properties that had been demolished or altered, upgraded some properties from the "B" List to the "A" List, and downgraded some properties from the "A" List to the "B" List. A complete report on the inspection of previously surveyed properties is bound separately as Appendix V.

The consultant also conducted a reconnaissance (windshield) survey within the city limits of Independence. As a result of this activity, the consultant developed a new "A" List of highly significant properties (properties that certainly should be considered for National Register listing). The new A List is included as part of this report.

The consultant also identified areas with a high concentration of historic resources to be studied through future intensive survey. It must be noted that

a reconnaissance survey cannot possibly result in the identification of all significant historic resources. Further survey will be necessary. The purpose of this plan is to provide a basis for conducting efficient survey work in the future.

Photography

The consultant photographed all extant buildings on the original "A" List and most of the properties on the original "B" List. Additional photos provide pictorial information on historic properties not previously identified.

SURVEY PLAN FOR THE CITY OF INDEPENDENCE, MISSOURI

Introduction

W. Howard Abrams, former chairman of the Jackson County Historical Society historic sites committee, made an eloquent plea for historic preservation in 1963, when he said:

Independence has a unique character largely due to its historical background which is the factor that gives any community a distinct personality. The loss of this house [at 126 Pleasant Street] is only one more step toward making Independence another sterile, colorless metropolitan section.'

Abrams firmly believed that the loss of a community's historic buildings and structures represented a loss of vitality and identity. In a very significant way, the loss of historic fabric also involves a loss of knowledge about the past, a loss of history itself.

In the 1970s, the City of Independence sponsored a historical/architectural survey of properties within its corporate limits. M.A. Solomon/R.J. Claybaugh, Architects Inc. and Bernd Foerster, A.I.A., identified approximately four hundred significant properties and placed them on two lists. The "A" List enumerated 102 highly significant properties. The "B" List named more

' Independence Examiner, August 15, 1979.

than three hundred properties of lesser significance.

During the past two decades, many of these previously surveyed historic properties have been recognized and protected, but some have been lost. A recent review of properties on the "A" List revealed that eleven have been listed on the National Register of Historic Places. Thirteen are located within the boundaries of protected historic districts. Two have been moved from their original locations. At least three have been significantly altered. And, unfortunately, five are gone (five percent). Of the properties on the "B" List, more than ten percent have been demolished or significantly altered. These facts should not diminish the commitment to historic preservation, but should give pause for thought.

This survey plan takes stock of past successes and failures and lays the groundwork for future identification and protection of historic resources. Specifically, this plan provides a basis for effective architectural and historic survey by reviewing previous surveys, identifying areas for future survey, and compiling information that will be helpful to those who will carry out intensive survey work. The purpose of survey work is to identify and document buildings,

structures, objects, sites, and districts of historical and/or architectural significance within a community or geographical area, with the ultimate goal of preservation. A survey plan is not a survey, but a manual, or guide, for successful survey.

The plan begins with a brief history of the development of Independence, followed by a brief history of preservation efforts in the city and a discussion of the ways in which the city protects historic properties. In order to provide an intellectual framework for evaluating properties, the plan includes an analysis of historic themes that are important to Independence. These themes relate directly to the established criteria and areas of significance for listing properties on the National Register of Historic Places. The plan also provides a selective listing of property types that commonly occur in Independence. These property types also reflect federal guidelines for the identification and description of historic properties.

The final sections of the plan constitute specific recommendations and aids for future survey work. The first of these sections proposes a strategy for nominating significant properties to the National

Register of Historic Places. The following section consists of a new "A List" of highly significant individual properties. The next, and most important, section targets geographical areas for future intensive survey. Two subsequent sections provide information on where to find primary and secondary source material on the history, culture, social life, and architecture of Independence. The appendices contain geographical information and maps, as well as a recommended form for documenting historic properties. These sections should facilitate future survey work.

A Brief History of the Growth and Development of Independence

Independence has been a thriving commercial hub in two very distinct eras: the era of the horse and wagon and the era of the automobile. The city enjoyed its first great boom as an outfitting station for wagons on the Santa Fe Trail and other westward trails. Attempts to make the town a river port in the mid-nineteenth century met with ill fortune, and the railroads favored Kansas City. But in the twentieth century, the development of a complex network of highways made Independence a boomtown for the second time in history.

Pioneers from Kentucky, Tennessee, and Virginia first settled Independence in the early nineteenth century. Independence was the second settlement in Jackson County. The first, Fort Osage, later called Sibley, was established in 1808. Settlers soon moved into the communities of Independence, Westport, Lone Jack, Blue Springs, and Kansas City.²

In 1827, Independence became the county seat. David Ward, Julius Emmons, and John Bartleson laid out a town approximately 240 acres in area in streets,

² W.Z. Hickman, History of Jackson County, Missouri (Topeka, Ks., Historical Publishing Co., 1920), 91-98.

blocks, and lots around a central square.³ One year later, citizens erected a temporary courthouse at the corner of Lexington Street and Lynn Street. A pioneer black craftsman named Sam Shepherd did much of the work on the log courthouse.⁴ Work soon began on a permanent courthouse in the center of the square. This permanent courthouse still exists as part of the greatly enlarged and remodeled courthouse in the square. The temporary log courthouse was moved to its present site on Kansas Street in the early 1900s.⁵

The Mormon Church sent missions to Jackson County in the early 1830s. Mormon leader Joseph Smith envisioned a promontory, later known as the Temple Lot, in Independence as the future site of a great temple. Inspired by this vision, Mormon settlers arrived in Independence and other Jackson County communities in such numbers as to alarm citizens of other religious persuasions. Mormons, or Latter Day Saints, established the first school in Independence and also

³ Ibid., 161.

⁴ William J. Curtis, A Rich Heritage: A Black History of Independence, Mo. (Kansas City, Mo., 1985) p. 1.

⁵ William J. Curtis, "An Outline of the History of Independence, Mo., 7 pages, typescript on file at the Jackson County Historical Society.

the first newspaper, The Evening and Morning Star. As their numbers grew, however, citizens began circulating petitions to make them leave the area. Angry mobs committed acts of violence against them, burning homes and business. In late 1833 and early 1834, most of the Mormons left Independence and crossed over the line into Clay County.⁶

In the 1830s and 1840s, Independence occupied a strategic spot at the extreme western edge of Anglo-America and at the eastern terminus of the major trade route with the Mexican territories. The wagon trade with Santa Fe created great opportunities for the town's businessmen. Hirman Young, a black man, built a successful wagon manufacturing and outfitting business at what is now North Liberty Street and U.S. Highway 24.⁷ A blacksmith named Samuel Weston, with a shop on the southwest corner of Liberty Street and Kansas Street, outfitted many westward-going wagon trains.⁸ With a population of about 1600, Independence boasted thirty dry goods stores, six general stores, two hotels, twelve boarding houses, twenty wagaon and

⁶ Curtis, "Outline," p. 2.

⁷ Curtis, A Rich Heritage, p. 1.

⁸ Curtis, "Outline," p. 3.

blacksmith ships, and fifty forges. The population swelled periodically with encampments of people ready to go West.⁹

In the 1850s, Independence citizens attempted to make the town a river port by annexing land and building a railroad to the Wayne City Landing on the Missouri River. An annexation in 1851 expanded the city west to Forest, east to Leslie, and south to 23rd Street, with an elongated strip that brought the city's boundaries north to the bank of the Missouri River. The attempt to operate a river landing failed when a sandbar shifted. The narrow strip of territory leading to the landing was de-annexed thirty years later. Westport Landing proved more suitable for river commerce.¹⁰ The boundaries of Independence then remained stable until the late 1940s.¹¹ (See the map entitled "Selected Properties" for a delineation of the 1946 boundaries of the city.)

Troubled times in the 1850s and 1860s seriously

⁹ Lew Larkin, Vanquard of Empire: Missouri's Century of Expansion (St. Louis, Mo.: State Publishing Co., 1961), 172-173.

¹⁰ Curtis, "Outline," p. 3.

¹¹ Documents on file at the City of Independence, Planning Department.

reduced the prosperity of Independence. In 1853, the federal government opened the neighboring state of Kansas for settlement and provided for voters there to choose whether Kansas would be a slave state or a free state. Some Independence citizens established claims in Kansas in order to vote there. Largely Southern in its sympathies, Independence became embroiled in an ugly border conflict that helped to precipitate the Civil War. The neighboring towns of Kansas City and Liberty became Union strongholds. Independence suffered the effects of two battles, in August 1862 and October 1864. The 1864 clash immediately preceded the decisive Battle of Westport, which removed the Confederate presence on the western border. Economic effects of the war on Independence included a loss of population and a dramatic rise in tax delinquencies.¹²

Despite the trauma of the war, Independence citizens quickly began rebuilding their fortunes in the 1860s and 1870s. Notable construction projects of the Reconstruction Era included the John T. Smith Mansion on South Pleasant Street, the Wallace Home (which is now the Truman Home), and the fabulous Vaile Mansion. Independence citizens also remodeled the courthouse in

¹² Curtis, "Outline," 5.

the 1870s, adding a tower on the east end (which was removed in 1933).¹³

After the Civil War, the Latter Day Saints began a slow, but steady, exodus back to Independence. The largest group, the Reorganized Church of Latter Day Saints (RLDS), led by a son of Joseph Smith, settled to the east of town and built a small brick church on East Lexington. Later, this group built the Stone Church on West Lexington. In the early 1900s, the RLDS made Independence its headquarters, and in the 1920s, they began erecting their massive auditorium. Another group of Mormons, led by Granville Hedrick, also arrived after the Civil War and purchased the famous Temple Lot, on which they erected a white frame church.¹⁴

Independence enjoyed prosperity in the 1880s as a farmers' market town, a county seat, and a suburb of Kansas City. During that gilded decade, a Kansas City promoter named Willard E. Winner began developing tracts between Kansas City and Independence. According to historian Edward F. Bowman, Winner developed more than one hundred additions, including more than two thousand acres in what is now Independence. In the

¹³ Curtis, "Outline", 5.

¹⁴ Curtis, "Outline," 6.

late 1880s, Winner established an interurban rail line between Kansas City and Independence in order to bring customers to his new amusement park. Washington Park, which offered a lake, dancing pavilion, rides, concessions, and nature trails, later failed because of competition from Fairmount Park. By the 1890s, Winner had gone bust and was forced to sell his railway line and other holdings. Washington Park later became Washington Cemetery. Despite his financial woes, Winner made a great impact on Independence.¹⁵

Streetcar lines kept Independence alive as a suburb of Kansas City through the end of the nineteenth century, but automobiles brought spectacular growth in the twentieth. By 1910, the population of Independence approached the ten thousand mark, and growth continued through the 1920s and 1930s. During his tenure as presiding judge of Jackson County, Harry S. Truman boosted Independence by promoting the building of a system of cement roads. Truman is credited with "pulling Independence out of the mud," transforming it from a farmers' market to a modern urban community. Truman also guided the 1933

¹⁵ Edward F. Bowman, "Willard E. Winner," 21 pages, typed manuscript on file at the Jackson County Historical Society.

remodeling of the Jackson County Courthouse in Independence Square.¹⁶

After a slack period during the Great Depression and World War II, Independence grew explosively, both in area and population. In 1948, the city annexed nearly seven square miles of land, expanding the town from an area of 3.4 square miles to an area of 10.3 square miles.¹⁷ The 1950 Census reported the city's population as 36,963.¹⁸ But by 1963, a special census reported the population as 86,438, making Independence the fourth largest city in Missouri. This dramatic increase in population was partly due to additional annexations and partly due to a movement of people to areas like Independence that maintained a suburban character.¹⁹

By 1964, the boundaries of Independence had expanded westward to the Kansas City city limits, and in the 1970s, Independence completed its expansion to

¹⁶ "Building Jackson County," Whistle Stop: Harry S. Truman Library Institute Newsletter 13 (1985), unpaginated.

¹⁷ Bernd Foerster, Independence, Missouri (Independence, Mo., 1978), 181.

¹⁸ Kansas City Star, November 9, 1963.

¹⁹ Kansas City Star, November 9, 1963.

the east. In the early 1970s, the citizens of Independence passed a charter amendment annexing territory east of the city limits adjoining the corporate limits of Blue Springs. By 1972, Independence had a population of more than 110,000 in an area of about 48 square miles.²⁰ Annexations that took place in 1973, 1974, and 1975 expanded the city to its present size of 78 square miles. Residents of the annexed areas contested the action, but the courts upheld them in 1979.²¹

Historic properties in Independence tell the story of conflict and peace, depression and prosperity, setbacks and explosive growth. It is a story worth telling. Preservation of historic buildings and landmarks will help to communicate it to future generations.

²⁰ Kansas City Star, December 8, 1972.

²¹ Document on file in City of Independence Planning Department.

A Brief History of Historic Preservation Activities in Independence

Citizens of Independence participated in some of the earliest historic preservation efforts in the state of Missouri. In 1909, the Daughters of the American Revolution (DAR) received an appropriation of \$3,000 from the General Assembly to place historical markers along the route of the old Santa Fe Trail.²² The patriotic group erected one of these handsome red granite markers in the Independence courthouse square and another on the north side of Highway 24 at Route BB.²³ The effort to beautify and interpret the old westward trails through the state initiated the tradition of cooperation between private organizations and the state government in preservation efforts.

In 1920, the Jackson County Court appropriated \$500 for renovation of the log courthouse that had been a landmark in Independence since 1827-1828. The fate of the courthouse had been in jeopardy since 1913,

²² [Ronald Johnson], A Short History of Missouri and the Preservation Movement, 7.

²³ Dorothy Caldwell, Missouri Historic Sites Catalogue, 78.

when its owner, Christian Ott, Jr., considered donating the structure to a Kansas City park but instead gave it to the municipal government of Independence. The Public Welfare League began using the building in 1913. During World War I, local citizens became concerned about deterioration of the old log structure. Their vocal pleas prompted a response from the county government, resulting in what was probably the first Missouri restoration inspired by concerted community effort.²⁴

In Independence and elsewhere during the 1920s, prosperity and progress brought a heightened awareness of the natural and man-made environment. Highways criss-crossed the nation. Affordable automobiles made it possible for people to travel for recreation. The state of Missouri began acquiring historic sites, the first of which was the old tavern at Arrow Rock on the Santa Fe Trail. The Missouri Valley Historical Society and the Kansas City Community Council initiated a study of the feasibility of creating a national memorial park at the site of the Battle of Westport. Many Missouri communities acquired museum houses and other historic properties.²⁵

²⁴ Johnson, 9.

²⁵ Johnson, 11-14. 15

The federal government became a major force in the preservation movement during the Great Depression of the 1930s. In 1933, New Deal administrators initiated the Historic American Buildings Survey (HABS) for the dual purpose of gathering information on the nation's cultural heritage and providing work for the unemployed.²⁶ During the same year, President Franklin Delano Roosevelt transferred all battlefields, parks, monuments, and cemeteries owned by the War Department to the Department of Interior. With responsibility for these commemorative properties, the National Park Service (NPS) became increasingly involved in historic preservation.²⁷ Two years later, the Historic Sites Act authorized the Secretary of the Interior to gather information on the nation's cultural heritage, acquire and maintain historic properties, and interpret historic properties through signs, markers, and other activities.²⁸

Throughout the Depression, local preservation efforts continued to have an impact on American

²⁶ William J. Murtagh, Keeping Time: The History and Theory of Preservation in America (Pittstown, NJ: Main Street press, 1988), 53.

²⁷ Ibid., 56.

²⁸ Ibid., 58.

communities. The city of Charleston, South Carolina, paved the way for future preservation planning by protecting an old neighborhood as a historic district.²⁹ In 1940, Jackson County purchased the site of historic Fort Osage and planned to restore it. Local historical groups, such as the Native Sons of Kansas City, continued to push for the preservation of this and other landmarks.³⁰ The Jackson County Historical Society held its first meetings in 1940, lapsed into a dormant period, and then reorganized in 1958.³¹

The boom that followed World War II proved destructive to the nation's cultural landscapes. Highway building proceeded at a frantic and thoughtless pace. Creation of new suburban communities weakened urban centers. Ill-considered urban renewal programs replaced old buildings with high-rises and parking lots, disfiguring and destroying the character of many communities.

Preservation advocates in private organizations and public agencies responded to these alarming losses

²⁹ Ibid.

³⁰ Johnson, 19.

³¹ Blue Springs Examiner, July 15, 1987.

with a call to action. At the local level, the Jackson County Historical Society's historic sites committee protested the demolition of fine old residences on Pleasant Street in 1963, pleading with local citizens to recognize and preserve the unique character and flavor of Independence.²² At the national level, the National Trust for Historic Preservation, a private organization formed in the late 1940s, held a joint meeting with federal officials and issued a report entitled Historic Preservation Today. This report urged the creation of a nation-wide listing of significant historic properties, which would become known as the National Register of Historic Places.²³

Inspired by his wife, Ladybird Johnson, President Lyndon B. Johnson took an active interest in beautification of America's highways and cities. In his 1965 address to Congress, Johnson urged federal support of the National Trust for Historic Preservation. During the spring of that year, Mrs. Johnson addressed a White House Conference on Natural Beauty, sponsored by the United States Conference of Mayors and supported by the Trust.

²² Independence Examiner, August 15, 1979.

²³ Murtagh, 64.

This conference resulted in the eloquent plea for preservation published under the title With Heritage So Rich.³⁴ The authors of this significant book warned of the dangers of urbanization, thoughtless environmental change, and a resulting feeling of rootlessness. Intellectually, this book moved historic preservation from the realm of nostalgia and commemoration to the field of public policy. The purposes of preservation were to conserve resources, protect the environment, and foster a sense of focus and pride in an increasingly fragmented society.³⁵

In the fall of 1966, Congress passed the National Historic Preservation Act (Public Law 89-665), which directed the Secretary of the Interior to create the National Register of Historic Places. Title II of the law established the Advisory Council on Historic Preservation, and Section 106 stipulated that the Advisory Council must review any federally funded project that might have an impact on a site, building, object, or district listed on the Register. One purpose of this and other legislation (including the Department of Transportation Act) was to curb the use

³⁴ Ibid.

³⁵ Ibid., 64-65.

of federal government funds to alter the environment.³⁶

Secretary of the Interior Stewart Udall decentralized the administration of the Historic Preservation Act by asking each state governor to appoint a State Liaison Officer (SLO), later called the State Historic Preservation Officer (SHPO). With the creation of the SHPOs, the fifty states, the territories, and the National Trust became eligible for matching grants for historic preservation projects. These moneys became available as pass-through grants for communities engaged in preservation work.³⁷

During the 1960s, the Jackson County Historical Society grew to become the largest organization of its kind in the nation. Among its staunch supporters were former President Harry S. Truman. In this period of redefinition of the purposes of historic preservation, the Society acquired and restored the old county jail in Independence. The Society continued to amass a huge body of manuscripts relating to the history of the county.³⁸

Despite the new emphasis on preservation,

³⁶ Ibid., 68-69.

³⁷ Ibid., 70-71.

³⁸ Johnson, 34.

Independence continued to suffer the loss of many historic buildings. A 1969 survey of the city revealed forty-seven extant buildings that had existed as early as 1868. One year later, twenty of those buildings had either been razed or were scheduled for demolition.³⁹

At a meeting in the fall of 1970, Raymond E. Blake, chairman of the historic preservation committee, urged the city council to create a heritage board to foster the preservation of cultural treasures.⁴⁰

The importance of Independence as the home of President Harry S. Truman brought national attention to the city in the early 1970s. The Secretary of the Interior recognized the significance not only of the Truman Home, but also its surrounding neighborhood in forming the character of the President. In 1972, by authority of the Historic Sites Act of 1935, the federal government established a National Landmark Historic District, one block wide, and approximately 0.7 miles long surrounding the Truman Home at 219 Delaware Avenue (check address).⁴¹ In 1983, the Truman

³⁹ Kansas City Times, September 22, 1970.

⁴⁰ Ibid.

⁴¹ U.S. Department of the Interior, National Park Service, Harry S. Truman National Historic Site: General Management Plan and Environmental Assessment

Home became a National Historic Site, operated by the National Park Service.⁴²

National recognition of the Truman neighborhood helped draw attention to other historic resources in Independence. In 1974, the city received a grant from the Department of Housing and Urban Development for the renewal of the "Old Town Redevelopment Area," including the central business district and residential neighborhoods to the east.⁴³ Under legislation passed in the 1960s, specifically the Demonstration Cities Act, HUD was required to incorporate preservation activities into its projects for urban revitalization.⁴⁴

In the 1970s, the Independence City Council took increasing responsibility for preserving the community's heritage. On May 7, 1973, the council passed City Ordinance Number 3183, establishing the Harry S. Truman Heritage District and creating the city's Heritage Commission. The Commission functioned as a grass-roots body, representing the community on

(Draft), September 1986, p. 1

⁴² Ibid.

⁴³ Independence Examiner, September 24, 1974.

⁴⁴ Murtagh, 69.

all issues relating to historic preservation.

Official tasks of the Heritage Commission included identifying the distinctive resources that represented "elements of the City's cultural, social, economic, political and architectural history." With this mission in mind, in 1975, the Heritage Commission hired M.A. Solomon/R.J. Claybaugh, Architects, Inc., and Bernd Foerster, A.I.A., to produce an architectural and historical survey of properties in the city. Federal funds for the survey derived from a comprehensive planning grant under Section 701 of the Housing Act of 1954, as amended.⁴⁵

During the 1980s, the city changed the boundaries of the historic district and further defined the responsibilities of the Heritage Commission through a series of ordinances and amendments resulting in City Ordinance 7917. With the passage of that ordinance, the city met all standards and guidelines for inclusion in the State of Missouri's Certified Local Government Program. The State of Missouri Department of Natural Resources and the U.S. Department of the Interior, National Park Service, recognized the City of Independence as a Certified Local Government (CLG),

⁴⁵ City of Independence planning document.

effective August 11, 1987.⁴⁶

The Heritage Commission has wide powers for identifying and protecting historic properties, following guidelines established by the U.S. Department of the Interior and the State Historic Preservation Officer. The Commission reviews all nominations of properties in the city to the National Register of Historic Places, designates local historic districts, and establishes criteria for protecting properties within those districts. In carrying out these responsibilities, the Commission adheres to policies outlined in the National Park Service publications, "Criteria for Eligibility to the National Register of Historic Places" and the Secretary of the Interior's "Standards for Rehabilitation and Guide for Rehabilitating Historic Buildings."

Although Independence has made great strides in identifying and protecting historic resources, urban growth and development continue to threaten significant buildings and structures in the city. As previously stated, an alarming five to ten percent of buildings identified as significant in the mid-1970s had been

⁴⁶ Letter from Frank Davis to the consultant, February 22, 1993.

demolished by 1993. Additional buildings are threatened with demolition. It is hoped that this plan will point the way toward more effective identification and protection of historic resources in the future.

Protection of Historic Properties in Independence

Government-Owned Historic Properties

The City of Independence owns and maintains several important historical properties. These city-owned properties are, as follows:

1827 Log Courthouse, 107 West Kansas St.

Old Spring, Spring Branch Road

Brady Cabin at the Old Spring Site

Bingham-Waggoner Estate

Vaile Mansion

Kritser House

Memorial Building

National Frontier Trails Ct. (Waggoner-Gates Mill)

Jackson County owns and maintains two historic properties in Independence. These are the 1859 Jail Museum and Marshall's House and the Independence Square Courthouse.

The Department of the Interior, National Park Service, owns three historic properties in Independence. These are the Truman Home, the Wallace Home, and the Noland/Haukenberry Home. The National Park Service preserves and interprets these homes because of their significance to the life of President Harry S. Truman.

Harry S. Truman Landmark District

The Harry S. Truman National Landmark District encompasses a buffer zone, approximately one block wide, surrounding the Truman Home and a 0.7 mile-long corridor linking the Truman Home with the Harry S. Truman Library. The Secretary of the Interior established this district in 1972 under the authority of the Historic Sites Act of 1935.

Heritage Commission/Harry S. Truman Heritage District

The City of Independence has designated the Harry S. Truman Heritage District as an area having significant associations with Harry S. Truman and providing a buffer zone around the Landmark District. During the 1970s, this district extended well beyond its present boundaries. However, in 1984, the City of Independence narrowed the boundaries of the district to encompass the much more limited area shown on the map (page 28). In the interest of protecting the Landmark District and also because of the high density of historic resources in surrounding blocks, it would be desirable to expand the district to its former boundaries, i.e. Spring Street on the east, Independence (U.S. Highway 24) on the north, River on the west, and Lexington on the south.

[illegible]

Contexts for Evaluation
of Historic Properties in Independence

MAJOR THEMES IN THE HISTORY OF INDEPENDENCE

National Register Bulletin 16A: Guidelines for
Completing National Register of Historic Places Forms

(Washington, D.C.: National Park Service, 1991)

provides a list of major categories for evaluating the significance of historic resources. The following categories (from this list) have special pertinence to the historic resources of Independence:

COMMUNITY PLANNING AND DEVELOPMENT (The design or development of the physical structure of communities).

Specific themes:

Early development of Independence as the seat of Jackson County

Development of Independence as a suburban haven in the late nineteenth and early twentieth century

Annexation of various small suburban communities in the second half of the twentieth century

An example of a property that should be evaluated in this context is the bus shelter at East Winner Road and East 16th Street.

ETHNIC HERITAGE (The history of persons having a common ethnic or racial identity.)

Specific themes:

African-Americans, Hispanic-Americans, and
European-Americans in Independence

An example of a property that should be evaluated in this context is the Second Baptist Church, 116 East White Oak Street.

EXPLORATION/SETTLEMENT (The investigation of unknown or little known regions; the establishment and earliest development of new settlements or communities.)

Specific themes:

Independence in relationship to the Santa Fe Trail, Oregon Trail, Mormon Trail, and California Trail

This theme is well developed in the literature.

An example of a property that should be evaluated in this context is the Waggoner-Gates Mill property, 526 South Osage Street.

POLITICS/GOVERNMENT (The enactment and administration of laws by which a nation, state or other political jurisdiction is governed; activities related to political process.)

Specific themes:

Early political development of Jackson County

Civil War

Twentieth-century politics

Pendergast

Truman (already well studied, documented,
and preserved)

An example of a property that should be evaluated in
this context is the City Hall/Police Station at 200
South Main Street.

RELIGION (The organized system of beliefs, practices,
and traditions regarding mankind's relationship to
perceived supernatural forces.)

Specific themes:

Early Churches in Independence

Mormonism

Mormon Wars, 1830s

Peaceful return of the Mormons, late
nineteenth and 20th century

An example of a property that should be evaluated in
this context is the RLDS Stone Church, 1021 West
Lexington.

TRANSPORTATION (The process and technology of conveying passengers or materials.)

Specific themes:

Railroads

Streetcars

Automobiles and buses

An example of a property that should be evaluated in this context is the former Chicago and Alton Railroad Station at 1411 West South Avenue.

Catalog of Property Types

There are many helpful sources for identifying historic building types and styles. Among the most useful are Carole Rifkind, A Field Guide to American Architecture (New York: Bonanza Books, 1980) and Marcus Whiffen, American Architecture Since 1780: A Guide to the Styles (Cambridge, Mass.: MIT Press, 1969). Hugh Howard's How Old is this House? (New York: Farrar, Straus and Giroux, 1989) is a handy guide to the physical clues that help to place houses in their historical periods. Types and styles described below pertain to many buildings found in Independence. This catalog is meant to be suggestive and helpful rather than comprehensive.

Common building types and styles found in Independence include, the following:

Houses

I-House

A common building type from the period before the Civil War through the early twentieth century was the I-House. Characteristics of the I-house include side-opening gables and a rectangular plan, one-room in depth and two rooms wide. I-houses were two-story houses that appeared in a variety of stylistic

variations. Greek Revival features were common as were Italianate features (such as bracketed eaves). See the McCoy House (cover photograph).

Open Gable

Open gable, or gable-front houses appeared in the United States before the Civil War. This house type became very common after 1860 and persisted well into the twentieth century, especially in urban areas. The house type can be of one, one-and-one-half, or two stories with a front-opening gable roof. See Figure One.

Queen Anne

This Victorian style became very popular during the boom years of the 1880s and remained so until the turn of the century. Characteristics of this house type include balloon frame construction, irregular floorplans, steeply pitched roofs, porches, towers, and picturesque detailing (called gingerbread). See Figure Two.

Shingle Style

This style is more casual and cozy than the Queen Anne, but is also associated with the late Victorian period (1880s-1900). Houses in this style present a low profile, seeming to hug the ground, on heavy stone

foundations. Wood shingles are often used for a textured effect. But textured surfaces are also achieved with clapboards and cut stone. Eyebrow dormers are a trademark of these houses. See Figure Three.

Foursquare and "Shirtwaist" Foursquare

In the early twentieth century, the foursquare style became very common in the Midwest. Foursquare houses were square and box-like with two stories and a raised basement. Roofs were generally hipped and low in pitch. These houses frequently featured one-story porches. Some had dormers. A local variation of the basic foursquare was the "shirtwaist" house, which featured stone or brick on the first floor and shingles or clapboards on the second story. "Shirtwaists" are very common in Kansas City and Independence. See Figure Four.

Colonial Revival

The Colonial Revival style, popular in the early twentieth century features a prominent front door in a symmetrical facade. There is commonly a pedimented entry porch with slim columns. Windows are usually of the double-hung type with multiple lights. See Figure Six.

Bungalow

The bungalow is a common house type of the first half of the twentieth century. The classic bungalow is a one or one-and-one-half-story house with a square floorplan, a large front porch, and usually one or more dormers. Many bungalows are clad in cut stone or stucco to emphasize the quality of sturdiness. Wood or stucco may be stained in earth tones. See Figure Five.

Churches

Independence is a town of many churches. Religious architecture appears in a wide variety of styles. A significant and also typical example is the RLDS Stone Church (Figure Seven), constructed of stone in a Richardsonian Romanesque style that features arched door and window openings and a variety of windows of many sizes and types. See Figure Seven.

Civic and Commercial Buildings

Public and commercial architecture in Independence takes a variety of forms from Victorian (Figure Eight and Figure Nine) to classical (Figure Ten) to Art Deco (Figure Eleven).

Figure 1



338 W. Sea St.

#334

Figure 2



801 S. Main St.

#236
52

Figure 3



1210 W. Lexington

#36

Figure 4



619 S. Main St.

#234

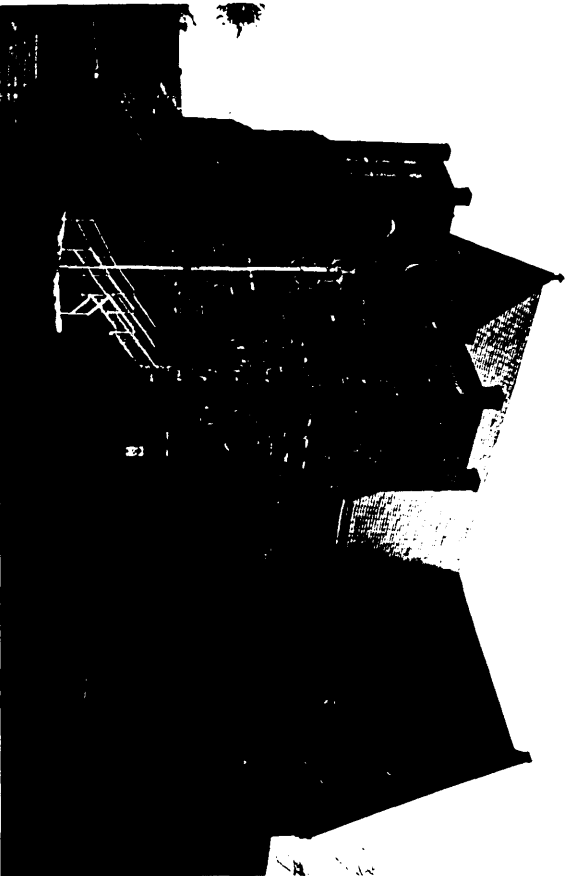
Figure 6



725 S. Main St.

235

Figure 7



RDS Stone Church

#125

Figure 5



640 Prater Place

310

Figure 9



200 N. Liberty

#40

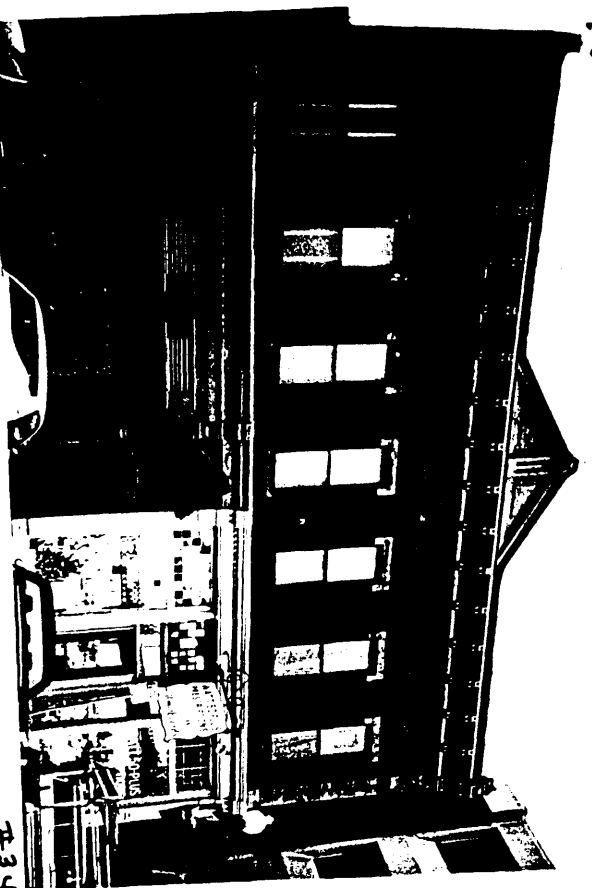
Figure 11



401 W. Maple

#54

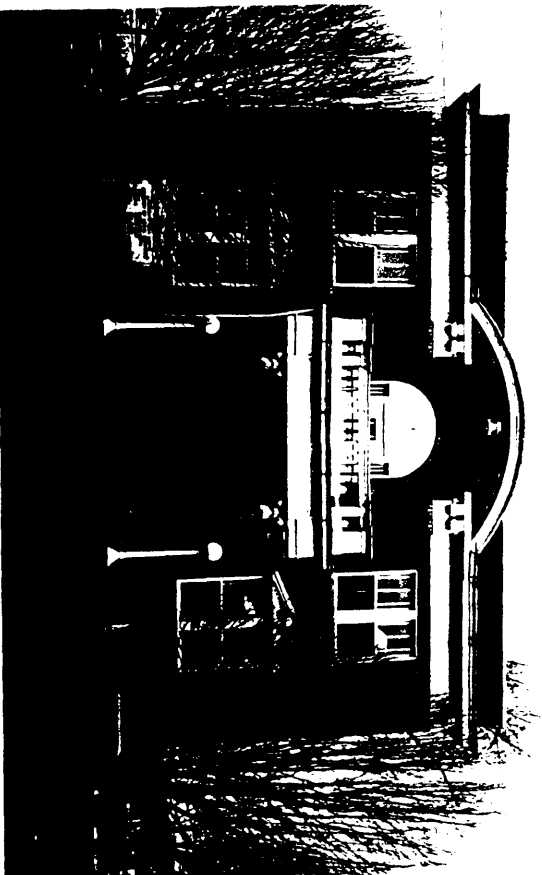
Figure 8



209-211 W. Lexington

#34

Figure 10



200 S. Main St.

#49

RECOMMENDATIONS FOR NATIONAL REGISTER NOMINATIONS

Properties listed on the National Register of Historic Places are deemed to possess historical and/or architectural significance and to be worthy of protection from demolition or improper alteration. Numerous properties in Independence are currently listed on the Register. These include:

Bingham-Waggoner Home and Estate, 313 W. Pacific Avenue

Dr. John S. Bryant, Jr., and Harriet Smart House, 519 S. Main

Jackson County Courthouse, Lexington and Maple and Liberty and Main

Jackson County Courthouse, 1827, 107 W. Kansas

Jackson County Jail and Marshall's House, 217 N. Main

Kritser House, 115 E. Walnut

Lewis-Webb House, 302 W. Mill

Charles Minor House, 314 N. Spring St.

Missouri-Pacific Depot, 600 S. Grand

Overfelt-Campbell-Johnston House, 305 S. Pleasant St.

Mormon Temple Site, Lexington Ave. and River Blvd.

Trinity Episcopal Church, 409 N. Liberty

Harry S Truman Historic District, N. Delaware
Street area

Harry S Truman National Historic Site, 219 N.
Delaware

Vaile Mansion, 1500 N. Liberty St.

Woodson-Sawyer House, 1604 W. Lexington

Many other properties in Independence are eligible for listing on the Register. Due to constraints of time and funding, it will be impossible to nominate all eligible properties. Each property must be evaluated according to its merits, regardless of listing on the Register or inclusion on the A-List in this survey plan (beginning on page 43).

Because of the singular historical, economic, political, and social importance of the Independence Courthouse Square, it would be advisable to assign top priority for the preparation of single-property National Register nominations for properties listed on the A List that are located on or very close to the Square in the Uptown Independence area. Specifically, nominations should be prepared for the following properties:

Residence, 127 East Kansas

Commercial Buildings, 208-212 West Lexington

Commercial Buildings, 209-211 West Lexington

Commercial Building, 200 N. Liberty

City Hall/Police Station, 200 South Main

Service Station, 401 West Maple

Second Baptist Church, 116 E. White Oak

Additional properties that should be given a high priority for nomination to the National Register include:

William McCoy Home, 410 West Farmer, for its architectural merit and association with the first mayor of Independence

Former Chicago and Alton Railroad Station, 1411 West South Avenue, for its architectural merit and association with the development of transportation systems.

Catalog of Selected Properties

List A (1993)

(See Map: Selected Properties)

The properties in this list have not been previously listed on the National Register and are not located within the boundaries of recognized historic districts. These properties should be considered eligible for National Register listing.

Note: This list has been compiled by revising and supplementing the 1976 A-List. For further information on properties listed on the 1976 A-List, see Appendix V (bound separately).

This list is not exhaustive. Omission from this list does not necessarily mean that the property lacks merit. Future survey activities will undoubtedly result in the identification and documentation of many historically significant properties.

Site numbers correspond to numbers on the map entitled "Selected Properties" in Appendix IV.

Address	Property Type	#
584 S. Arlington	Church	1
614 S. Brookside	Cemetery	2
1403 W. College Lewis-Gentry Home	Residence	125
600 S. Cottage	Industrial	3
3940 S. Crysler	Residence	5
4207 S. Crysler	Residence	127
N. Dodgion & E. Truman Rd.	Power Station & Cabin	14
1215 W. Elm	Fire Station	16
415 N. Eubank	Residence	17

131 E. Farmer Vietta Garr Home	Residence	419
136 E. Farmer Dr. Pearley's Office	Residence	420
138 E. Farmer Palestine Baptist Church	Church	421
410 W. Farmer Wm. McCoy Home	Residence	18
1024 S. Forest	Residence	19
501 Hocker	Farm house	422
9605 E. Independ.	Apt./store	161
127 E. Kansas	Residence	22
17500 E. Kentucky	Residence	26
2909 Lee's Summit	Glendale Farm	27
3210 Lee's Summit	Drumm Farm	28
602 E. Lexington	Residence	31
901 E. Lexington	Residence	428
208-212 W. Lexingt.	Commercial	33
209-211 W. Lexingt.	Commercial	34
1021 W. Lexington	Stone Church R.L.D.S.	195
1034 W. Lexington	Restoration Trail Foundation	35
1210 W. Lexington	Residence	36
1034 W. Lexington	Smith Cabin	37
1034 W. Lexington	Flournoy Cabin	38
200 N. Liberty	Commercial	40

611 N. Liberty	Church St. Mary's	43
526 S. Liberty	Residence	45
825 N. Main	Residence Flournoy-Wall.	48
200 S. Main	City Hall/Pol.	49
722 S. Main	Residence	50
728 S. Main	Residence	51
801 S. Main	Residence	52
1106 S. Main	Residence	53
401 W. Maple	Service Sta.	54
3306 R.D. Mize Rd.	Residence	438
17601 R.D. Mize Rd.	Farm House	59
18525 R.D. Mize Rd.	Farm House	60
701 S. Noland Rd.	Woodlawn Cem.	61
526 S. Osage	Waggoner-Gates Mill	62
108 S. Overton	Residence	63
143 E. Pacific	Residence	64
701 S. Park	Residence	66
100 N. Pleasant	Church	67
116 S. Pleasant	Residence	69
125 S. Pleasant	Church	70
701 Proctor Place	Residence	74
117 W. Ruby	Residence	327
Bess Truman Birthplace		

1631 Salisbury	Motor Court	76
119 W. Sea	Residence	333
138 W. Sea	Residence	77
1601 W. Short	Residence	79
702 E. South Ave.	Residence	80
1411 W. South Ave.	Railroad Sta.	81
412 N. Spring	Residence	82
1801 S. Sterling	Residence	83
E. Truman Rd and Blue Ridge Blvd.	Bridge	84
10201 E. Truman Rd.	Residence	348
16000 E. Truman Rd.	Farm	85
500 W. Truman Rd.	Church	86
1300 E. U.S. 24	Spring House	88
1534 E. U.S. 24	Residence	89
9800 E. U.S. 40	Restaurant	90
820 W. Waldo	Residence	370
909 W. Waldo	Residence Truman Boyhood	93
1105 W. Waldo	Residence	371
108 E. Walnut	Warehouse/mus.	374
1001 W. Walnut	R.L.D.S. Aud.	96
116 E. White Oak	Church	97
9301 E. Wilson Rd.	Service Sta.	98

E. Winner Rd. and E. 16th St.	Bus Shelter	99
9725 E. Winner	Residence	387
9755 E. Winner	Residence	388
9835 E. Winner	Residence	389
9836 E. Winner	Residence	390
9867 E. Winner	Residence	391
9875 E. Winner	Residence	
10917 E. Winner	Theater	395
11026 E. Winner	Commercial	396
11426 E. Winner	Residence	399
11500 E. Winner	Residence	400
11501 E. Winner	Residence	401
11514 E. Winner	Residence	402
11521 E. Winner	Residence	403
11605 E. Winner	Residence	404
11425 E. Winner Rd.	Residence	100
900 W. 23rd St. /W. Alton	Commercial	103

RECOMMENDATIONS FOR SURVEY

(See Map: Proposed Survey Areas)

The consultant recommends the following areas as worthy of intensive survey:

South Main Street Residential Survey Area,

consisting of the residential area bounded on the south by 23rd Street, on the west by Pleasant Street, on the north by Walnut Avenue, and on the east by Noland Road. This area contains a high concentration of architecturally significant houses, constructed between the 1860s and the 1940s. An intensive survey should document approximately 180 historically and/or architecturally significant properties associated with the rebirth of Independence after the Civil War and its subsequent development as a market center, political center, and suburban residential community.

African-American Heritage Survey Area, bounded on the south by Truman Road, on the west by Main Street, on the north by Independence Avenue, and on the east by Dickinson. Despite some losses of building stock, this traditionally African-American neighborhood contains many architecturally and historically significant properties of the late nineteenth through the mid-twentieth century, including churches, businesses, and

homes. Intensive survey of the area should result in the identification of at least 125-150 such properties. The major areas of significance will be Architecture and Ethnic Heritage -- Black. The essential source for this survey will be William J. Curtis, A Rich Heritage: A Black History of Independence, Missouri (Kansas City, Mo., 1985), which is available at Mid-Continent Public Library.

Winner Road Corridor Survey Area, bounded on the east by Forst, on the west by Brookside, on the north by 15th Street to Ash Street and by Truman to Brookside, and on the south by 19th Street to Northern, and by 18th Street to Brookside. This area was developed in the late nineteenth through the mid-twentieth century and annexed to Independence after 1946. Within the boundaries here outlined are numerous residential enclaves as well as commercial areas (such as Englewood). The area is very densely populated and has an extremely high number of architecturally and historically significant buildings. Intensive survey of the area should result in the identification and documentation of at least 300 properties. Areas of significance should be Architecture, Transportation, Commerce, and Community

Development.

Suburban Residential Survey Area, encompassing the old suburban neighborhoods along Highway 24 at the western edge of Independence, roughly bounded by Truman Road on the South, Blue Ridge Blvd. on the west, Parkview on the north, and Hardy on the south. This is a large and complex area encompassing many cohesive neighborhoods. Building types include commercial buildings, churches, schools, and residential buildings, constructed between the 1880s and the 1940s. These neighborhoods developed along streetcar lines -- and later along bus lines as suburbs of Kansas City. They were annexed to Independence after 1946. Many ethnic groups are represented here. A survey of this area will be a large undertaking. Reconnaissance survey and a thorough study of available documents should precede intensive survey. Intensive survey should identify at least four hundred significant properties in this area.

PRIMARY SOURCES IN INDEPENDENCE HISTORY

Independence is blessed with a wealth of historical source material held in a wide variety of repositories, including, the following:

Harry S. Truman Memorial Library

As presiding judge of Jackson County in the 1920s and early 1930s. Harry S. Truman played an important role in the development of Independence as a thriving modern city. The Truman Library is an excellent source of primary and secondary source material on Truman's career before he became President of the United States.

Jackson County Historical Society

This excellent research facility located in the Jackson County Courthouse contains primary and secondary sources for the study of local history. Among the unpublished documents that proved useful in the preparation of this report were a paper by Katherine Goldsmith on the career of Willard E. Winner, a paper by Edward F. Bowman on the same subject, and an excellent paper by William J. Curtis entitled "An Outline of the History of Independence, Mo."

Mid-Continent Public Library, North Independence Branch

This library has a very large local history and genealogy section that contains published works on the history and culture of Independence, a large clippings file on the history and politics of Independence, the United States Census and other standard sources for historical and genealogical research.

Neighboring Kansas City also possesses numerous historical repositories, including the Missouri Valley Special Collections Department of the Kansas City Public Library, the Kansas City Branch of the National Archives, and the Western Historical Manuscripts Collection-Kansas City.

Non-local repositories containing significant bodies of source material include the State Historical Society of Missouri, Columbia, and the Missouri State Archives, Jefferson City. The Capitol Fire Documents at the Missouri State Archives contain material relating to several early corporations in Independence.

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APPENDIX I

INDEPENDENCE, MISSOURI

C I T Y L I M I T S

Jackson and Clay Counties

City Limits as of Dec. 31, 1975

Beginning at a point 200 feet south and 200 feet west of the northwest corner of the northeast quarter of Section 17, Township 49N, Range 32W^(A); thence due north to point 195 feet north of east-west centerline of Section 8, Township 49N, Range 32W^(B); thence west along a line parallel to the east-west centerline and 195 feet north of the east-west centerline, to the east right-of-way of Blue Ridge Boulevard⁽¹⁾; thence in a northerly direction along the easterly right-of-way line of Blue Ridge Boulevard to a point 180 feet south of the south line of the north half of the north half of Section 6, Township 49N, Range 32W^(C); thence easterly 200 feet from the right-of-way on a line drawn perpendicular to the centerline of Blue Ridge Boulevard⁽²⁾; thence northerly on a line 200 feet parallel to the centerline of Blue Ridge Boulevard to a point 200 feet north of the north right-of-way line of U.S. Highway 24, (also known as Winner Road); thence west and parallel to north right-of-way of U.S. Highway 24, 800 feet⁽³⁾; thence due north to a point 150 feet north of the east-west centerline of Section 31, Township 50N, Range 32W; thence east to the east line of the said Section 31; thence north along said east line of the said Section 31 to the south right-of-way line of the Gulf, Mobile and Ohio Railroad; thence southeasterly along the southerly right-of-way line of the Gulf, Mobile and Ohio Railroad to the centerline of Kentucky Avenue; thence northerly and easterly along the centerline of said

(A) Ordinance 12643 (12632) 1948 Annexation

(B) Ordinance 14871 (14627) 1961 Annexation

(C) Ordinance 14871 (14627) 1961 Annexation

(1) Ordinance 14871 (14627) 1961 Annexation (Paraphrased)

(2) Ordinance 14871 (14627) 1961 Annexation (Paraphrased)

(3) Ordinance 14871 (14627) 1961 Annexation (Paraphrased)

Kentucky Avenue to its intersection with the centerline of Hillcrest Road; thence in a northerly direction along the centerline of Hillcrest Road to its intersection with the centerline of Norledge Avenue; thence north parallel with the north-south centerline of Section 32, Township 50N, Range 32W, to the south line of the northeast quarter of the northwest quarter of said Section 32; thence east to the north-south centerline of said Section 32; thence north along the north-south centerlines of Sections 32 and 29, Township 50N, Range 32W, to the centerline of the Missouri River as now established, said centerline of channel being located in Clay County, Missouri; thence in an easterly direction along said centerline of channel, to a point due north of a point on the South Bank of the Missouri River as established by survey dated September 5, 1914, said point being 127.4 feet north of a point on the northerly right-of-way line of the Atchison, Topeka and Santa Fe Railway Company which is 2051.8 feet southwesterly of the point of intersection of the northerly right-of-way line of said railway company and the north-south centerline of Section 28, Township 50N, Range 32W, said distance measured along northerly right-of-way line of said railway company; thence south to said point on the South Bank of Missouri River; thence south 247.8 feet to a point on the southerly right-of-way line of the Atchison, Topeka and Santa Fe Railway Company; thence southwesterly and southerly along southerly right-of-way line of said railway company to a point on the southerly right-of-way line of said railway company which is the northwest corner of Lot 3, Hugh L. McElroy Farm; thence south 592.0 feet more or less along the west lines of Lots 3 and 4, Hugh L. McElroy Farm, to the southwest corner of the north 417.47 feet of Lot 4, Hugh L. McElroy Farm; thence east 657.7 feet to a point on the east line of Section 32, Township 50N, Range 32W, said point being 417.47 feet south of the northeast corner of said Section 32; thence south 60 degrees, 47 minutes east a distance of 86.64 feet to the southwest corner of Lot 232, McElroy Heights; thence southeasterly 398.78 feet along the

southerly lines of Lots 232, 233, 234, 235, 236, 237, 238, 239, 240, and 241 (northerly right-of-way line of Park View Avenue), McElroy Heights, to the southeast corner of said Lot 241; thence northeasterly 5.87 feet to a point on the westerly line of Lot 242, McElroy Heights; thence east 203.46 feet along a line of the west prolongation of the south line of Lot 216, McElroy Heights and continuing along the south line of said Lot 216 to the southeast corner of said Lot 216, said point being on the west right-of-way line of Huttig Avenue; thence north 360 feet along the west right-of-way line of Huttig Avenue to a point 31.55 feet west of the east line of Lot 8, Hugh L. McElroy Farm; thence east 60 feet to the northwest corner of Lot 170, McElroy Heights; thence east 270 feet along the north line of Lots 170 and 169, McElroy Heights, to the northeast corner of said Lot 169; thence northeasterly 64.94 feet to the northwest corner of Lot 42, McElroy Heights; thence east 450 feet along the north line of Lots 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, and 32, McElroy Heights, to the northwest corner of Lot 31, McElroy Heights; thence south along the west line of Lots 31, 54, 65, 88, 99, 122, and 133, McElroy Heights to the southwest corner of said Lot 133; thence west along the north right-of-way line of Norledge Avenue to its intersection with the west line of an alley between Hardy and Willow Avenues; thence south along the west line of said alley to the southeast corner of Lot 174, Jackson Lithia Place; thence east 6 feet to the centerline of an alley which intersects with Scarritt Avenue; thence south to a point 12 feet south of the southwest corner of Lot 105, Jackson Lithia Place; thence west 25 feet to the northwest corner of Lot 102, Jackson Lithia Place; thence south to a point on the north line of Lot 105, Fairmount Addition; thence east 25 feet to the northwest corner of Lot 130, said Fairmount Addition; thence south to the northwest corner of Lot 187, Fairmount Addition; thence south to a point on the north right-of-way line of U.S. Highway No. 24, said point being due south of the southwest corner of Lot

10, Cusenbary Homestead; thence east along the north right-of-way line of U.S. Highway 24^(D) to a point 200 feet west of the northwest corner of the east half of the northwest quarter of Section 3, Township 49N, Range 32W; thence north 200 feet⁽⁴⁾; thence east parallel to and 200 feet north of the north line of said Section 3, to a point 200 feet north and 200 feet west of the southeast corner of the southwest quarter of Section 34, Township 50N, Range 32W⁽⁵⁾, thence north 2,640 feet to a point 200 feet north and 200 feet west of the center of Section 34; thence east parallel to and 200 feet north of the east-west centerline of Section 34⁽⁶⁾ to a point 200 feet north and 300 feet west of the westerly right-of-way line of River Boulevard; ⁽⁷⁾ thence northerly on a line parallel and 300 feet west of the westerly right-of-way of River boulevard to a point that is 50 feet north of the east-west centerline of the northeast quarter of Section 34, Township 50N, Range 32W; thence east along a line 50 feet north of the east-west centerline of the northeast quarter of Section 34 to the west line of Lot 8, Kemper Place⁽⁸⁾; thence north 546.94 feet along the west line of Lot 8, Kemper Place⁽⁹⁾, thence east 439.72 feet along the north line of Lots 3 and 1, Silver Lane Lawn Annex; thence north on a line parallel and 448.8 feet west of the east line of Section 34, Township 50N, Range 32W, to a point on the north line of said Section 34; thence west 46.1 feet to a point on the centerline of McBride Avenue⁽¹⁰⁾; thence north to the Kentucky Hills Subdivision; thence west to the southwest corner of Lot 424, Kentucky Hills Subdivision, thence north to the northwest corner of Lot 290, Kentucky Hills Subdivision; thence west to the southwest corner of Lot 285, Kentucky Hills Subdivision; thence north along the west line of Kentucky Hills Subdivision to the northwest corner of

(D) Ordinance 14871 (14627) 1961 Annexation

(4) Ordinance 12643 (12632) 1948 Annexation (Paraphrased)

(5) Ordinance 12643 (12632) 1948 Annexation (Paraphrased)

(6) Ordinance 12643 (12632) 1948 Annexation (Paraphrased)

(7) Ordinance 13999 (13898) 1955 Annexation (Paraphrased)

(8) Ordinance 13999 (13898) 1955 Annexation (Paraphrased)

(9) Ordinance 14869 (14621) 1960 Annexation (Paraphrased)

(10) Ordinance 14869 (14621) 1960 Annexation (Paraphrased)

Lot 225; thence east to the southwest corner of Lot 224; thence north along the west line of Kentucky Hills Subdivision to the north line of Section 27, Township 50N, Range 32W; thence west 75.93 feet along the north line of said Section 27; thence north 200 feet⁽¹¹⁾; thence easterly 200 feet north of and parallel to the south line of Section 20, Township 50N, Range 31W, to a point intersecting with the north right-of-way of U. S. Highway 24 as now established⁽¹²⁾; thence northerly and easterly along the north right-of-way of U.S. Highway 24, as now established to a point of intersection with an extension north of the east section line of Section 21, Township 50N, Range 30W⁽¹³⁾; thence south along the said east section lines of Sections 21 and 28, Township 50N, Range 30W, and Section 33, Township 50N, Range 30W and Section 4, Township 49N, Range 30W, to the south right-of-way line of Truman Road⁽¹⁴⁾; thence westerly along the south right-of-way line of Truman Road to a point of intersection with a line that is parallel and 300 feet east of the centerline of State Highway No. 7 as established⁽¹⁵⁾; thence south along a line 300 feet east and parallel to the centerline of Missouri Highway 7, as established, to a point that is 250 feet north of the south section line of Section 18, Township 49N, Range 30W; thence west along a line 250 feet north and parallel to the south line of said Section 18, to a point on the east line of Section 13, Township 49N, Range 31W, the said point being 250 feet north of the southeast corner of the said Section 13; thence south along the section line of the said Section 13, to the southeast corner of the said Section 13; thence west along the south section lines of Sections 13, 14, and 15, Township 49N, Range 31W to a point of intersection with the east right-of-way line of R. D. Mize Road⁽¹⁶⁾; thence south and southeasterly along said east

(11) Ordinance 14869 (14621) 1960 Annexation (Paraphrased)

(12) Ordinance 14869 1960 Annexation (Paraphrased) & 15543 (15624) 1961 Annexation (Paraphrased)

(13) Ordinance 3032 1974 Annexation (Paraphrased)

(14) Ordinance 3033 1974 Annexation 3032 & 1974 Annexation (Paraphrased)

(15) Ordinance 3033 1973 Annexation (Paraphrased)

(16) Ordinance 3034 (2861) 1975 Annexation (Paraphrased)

right-of-way line of R. D. Mize Road to an intersection with the east right-of-way line of Woods Chapel Road; thence south along the east right-of-way line of Woods Chapel Road to an intersection with the north right-of-way line of Interstate Route 70; thence westerly along the north right-of-way line of Interstate Route 70, to an intersection with the east line of Section 28, Township 49N, Range 31W; thence south along said east line to the southeast corner of Section 28, Township 49N, Range 31W; thence west to the centerline of the Little Blue River^(E); thence southwesterly along the centerline of the Little Blue River to a point 180 feet east of the east right-of-way of Lee's Summit Road; thence north along a line parallel to and 180 feet east of the east right-of-way of the Lee's Summit Road to a point 300 feet north of the east-west centerline extended of Section 25, Township 49N, Range 32W; thence west along a line north and parallel to the east-west centerline of Sections 25 and 26, Township 49N, Range 32W to a point 300 feet north and 300 feet east of the center of said Section 26⁽¹⁷⁾; thence south to a point 300 feet south and 300 feet east of the center of said Section 26; thence west parallel to and 300 feet south of the centerline of Old U.S. Highway No. 40 to a point on the east line of Section 27, Township 49N, Range 32W; thence south along the east line of Sections 27 and 34, Township 49N, Range 32W, to a point 880 feet south of the northeast corner of said Section 34; thence west to the southeast corner of the property of the Consolidated School District #2, also known as Chapel School, located in Section 34, Township 49N, Range 32W⁽¹⁸⁾; thence north to a point 180 feet south of the east-west centerline of Section 27, Township 49N, Range 32W and 845 feet west of the north-south centerline of said Section 27; thence east 380 feet

(E) Ordinance 3035 (2864) 1975 Annexation

(17) Ordinance 14621 (14868) 1960 Annexation (Paraphrased)

(18) Ordinance 13994 (13899) 1955 Annexation (Paraphrased)

parallel to the east-west centerline of said Section 27 to a point 180 feet south of the east-west centerline of said Section 27; thence north to a point 1,401 feet south of the north line of Section 27, and 860 feet east of the northwest corner of the northeast quarter of the northwest quarter of Section 27, Township 49N, Range 32W; thence east parallel to the north line of said Section 27 to a point 180 feet east of the north-south centerline of said Section 27; thence north to a point 300 feet southwesterly of the centerline of U.S. Highway No. 40⁽¹⁹⁾; thence in a northwesterly direction 300 feet southwest of and parallel to U.S. Highway No. 40 to the north and south centerline of the southwest quarter of Section 17, Township 49N, Range 32W; thence north to the northeast corner of the northwest quarter of the southwest quarter of Section 17, Township 49N, Range 32W; thence east along the centerline of Section 17 to the west line of Blue Ridge Boulevard; thence northeasterly along the west line of Blue Ridge Boulevard to the northwest corner of the intersection of Blue Ridge Boulevard and Westport Road; thence northwesterly along the easterly line of Blue Ridge Boulevard to a point 200 feet south of the centerline of 27th Street; thence east to beginning^(F).

(F) Ordinance 13994 (13899) 1955 Annexation

(19) Ordinance 13994 (13899) 1955 Annexation (Paraphrased)

A RESOLUTION AUTHORIZING THE CITY MANAGER TO FILE AN APPLICATION WITH THE MISSOURI DEPARTMENT OF NATURAL RESOURCES FOR DESIGNATION AS A CERTIFIED LOCAL GOVERNMENT TO PERMIT PARTICIPATION IN VARIOUS HISTORIC PRESERVATION PROGRAMS.

WHEREAS, the Historic Preservation Act of 1966 established certain relationships between federal and state governmental programs, regarding mutual historic preservation entities; and,

WHEREAS, in an effort to make more equitable the administration of programs and distribution of funds related to federal and state historic preservation interests, the Congress of the United States promulgated and passed Public Law 96-515, commonly known as the Historic Preservation Amendments Act of 1980; and,

WHEREAS, this legislation calls for the establishment of a "certified local government" program for the states in general that wish to be eligible for participation in various historic preservation programs of a federal/state nature; and,

WHEREAS, the programs adopted by the states must contain at a minimum 1) local responsibility for review and approval of nominations of properties to the National Register of Historic Places and 2) eligibility to apply to the State Historic Preservation Officer for matching funds earmarked for "certified local governments"; and,

WHEREAS, certification for participation in such a program requires local governments desiring to do so to submit certain documents and papers to the state for their review and recommendation; and,

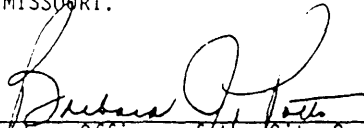
WHEREAS, the Heritage Commission of the City of Independence has reasoned that it would be beneficial for the City of Independence to avail itself of "certified local government" status within the context of the attached outline as provided by the Missouri Department of Natural Resources; and,

WHEREAS, the City Council feels that it is in the best interest of the City of Independence and its citizens to promote and otherwise make application for "certified local government" status under the guidelines as proposed by the Missouri Department of Natural Resources.

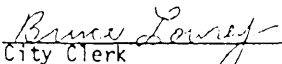
NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI, AS FOLLOWS:

SECTION 1. That the City Manager be and is hereby instructed to make the necessary arrangements for the submission of all papers and documents to the Missouri Department of Natural Resources in anticipation of the City of Independence's approval by the State of Missouri as a fully participating member in the "certified local government" program as proposed by the State of Missouri, eligible for all amenities and privileges incumbent with said status.

PASSED THIS 19th DAY OF November, 1984, BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI.


Presiding Officer of the City Council
of the City of Independence, Missouri

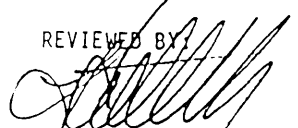
ATTEST:


City Clerk

APPROVED AS TO FORM ONLY:


City Counselor

REVIEWED BY:


City Manager

AN ORDINANCE REPEALING ARTICLE 30 OF CHAPTER 1 OF THE INDEPENDENCE CITY CODE AND ENACTING IN LIEU THEREOF A NEW ARTICLE 30 TO MAKE NECESSARY CHANGES, INCLUDING CLARIFICATION OF DUTIES AND DOCUMENTING THE PURPOSE OF THE HERITAGE COMMISSION.

WHEREAS, in response to recommendations from the Missouri Historic Preservation Officer the current members of the Independence Heritage Commission recommend a wording change to Article 30 of Chapter 1 of the Independence City Code.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI, AS FOLLOWS:

SECTION 1. That Article 30 of Chapter 1 of the "Code of the City of Independence, Missouri," be and is hereby repealed and a new Article 30 enacted in lieu thereof in the following words and phrases:

"ARTICLE 30. HERITAGE COMMISSION

SEC. 1.30.001. ESTABLISHMENT AND PURPOSE.

A. A Heritage Commission is hereby established.

B. The purpose of this Article is to promote the educational, cultural, economic and general welfare of the community by:

1. Providing a mechanism to identify and preserve the distinctive historic and architectural characteristics of Independence which represent elements of the City's cultural, social, economic, political and architectural history;

2. Fostering civic pride in the beauty and noble accomplishments of the past as represented in Independence's landmarks and historic districts;

3. Conserving and improving the value of property designated as landmarks or within historic districts by working with citizens, professional members, technicians and consultants of applicable disciplines, City staff, other interested parties and organizations and with all appropriate levels of government;

4. Protecting and enhancing the attractiveness of the City to homebuyers, tourists, visitors, and shoppers, and thereby supporting and promoting business, commerce, industry, and providing economic benefit to the City by working with citizens, professional members, technicians and consultants of applicable disciplines, City staff, other interested parties and organizations and with all appropriate levels of government;

5. Fostering and encouraging preservation, restoration and rehabilitation of structures, areas, and neighborhoods and thereby preventing future urban blight.

SEC. 1.30.00[3]2. MEMBERSHIP.

The Heritage Commission shall consist of seven (7) members. The Director of the Truman Library shall serve as an ex-officio voting member. Other members of the Heritage Commission shall be appointed by the City Council. With the exception of the Director of the Truman Library, the members of the first Heritage Commission appointed shall serve one for one (1) year, one for two (2) years, two for three (3) years, and two for four (4) years. Thereafter these members shall be appointed for terms of four (4) years. Any vacancy shall be filled within sixty (60) days through appointment by the City Council for

the period of the unexpired term. No member shall serve for more than two (2) full consecutive terms, and no member who has served two (2) full consecutive terms shall be reappointed to the Heritage Commission within less than four (4) years. Any member shall be removable for cause by the Council upon written charge and after public hearing. Commission members shall have a demonstrated interest, competence, or knowledge in historic preservation. The City Council shall determine the eligibility of commission members.

SEC. 1.30.003. MEETINGS.

A. The Heritage Commission shall adopt by-laws to govern its proceedings and to carry out the purpose and intent of this Article and shall elect its own officers. All meetings of the Heritage Commission shall be public. Notice of all meetings shall be provided pursuant to the Missouri "Open Meetings Act" found in Chapter 610 of Missouri's Revised Statutes. Copies of notices of all meetings, agenda and minutes shall be provided to members of the City Council. The Heritage Commission shall keep minutes of its proceedings, including the vote upon every question. All of the records of the Heritage Commission shall be public.

B. The City Manager shall provide personnel and materials necessary to carry out the purposes of the Heritage Commission.

SEC. 1.30.004. POWERS AND DUTIES.

A. The Heritage Commission shall recommend to the Council the establishment of Heritage Districts.

B. Plans for construction, placement, demolition, removal, or substantial exterior alteration of any structure and the development and maintenance of the landscape in a Heritage District shall be reviewed by the Heritage Commission prior to commencement of work. Findings of such review will be forwarded to any requesting department or the Council, whichever appropriate, within thirty (30) days.

C. The Commission shall submit an annual report of the Commission's activities to the City Council. The report shall include, but not be limited to the number and type of cases reviewed, any new designations, the revised resumes of Commission members, meeting attendance records, and minutes of all meetings. The report shall be due within sixty (60) days of the end of the City's fiscal year. The report shall include an updated survey of the City's historic properties. A copy of the annual report shall be forwarded to the Missouri Historic Preservation Officer.

D. Each Commission Member shall attend at least one informational or educational meeting pertaining to historic preservation per year. Such informational or educational meeting shall be approved or conducted by the Missouri Historic Preservation Officer. The cost of attendance of such meetings shall be paid from funds included in the annual City budget and expended in accordance with current City policies as amended or revised. The City Council by official action may excuse any member from this requirement when in the Council's judgment this requirement poses an undue hardship on said member or members.

E. The Commission shall be guided in its deliberations on or about historic properties by the National Park Service criteria as published in the "Criteria for Eligibility to the National Register of Historic Places" and the Secretary of Interior's "Standards for Rehabilitation and Guide for Rehabilitating Historic Buildings".

F. The Commission shall review all nominations proposed within the City for the National Register of Historic Places and make recommendations to the City Council.

G. The Commission shall strive to maintain the City's historic preservation activities in accordance with the Missouri Statewide comprehensive historic preservation planning process.

SEC. 1.30.005. DESIGNATION OF HERITAGE DISTRICT.

A. A Heritage District is a site or area, together with all its natural characteristics and man-made improvements, that is identified with historic personages or with important events; or that embodies the distinguishing characteristics of a particular era of history; or that exemplifies an important aspect of community design; or that contains a structure or structures of considerable architectural value.

B. The purpose of establishing a Heritage District is to preserve its historical or aesthetic value while permitting and encouraging efficient and economical continued use in either private or public ownership.

C. In order to fulfill the objectives both of preservation and viable usage, the Heritage Commission shall on a continuing basis evaluate sites and areas within the City to determine thoses that apparently have the characteristics of a Heritage District as set out in this section.

D. Upon tentative identification by the Heritage Commission of a possible Heritage District, the Heritage Commission shall have prepared an analysis of existing characteristics of the proposed district, which shall include land use, structural conditions, major landscape features, lot coverage, public facilities, and utility service. The analysis shall include a dated exterior photograph of each primary structure. The Heritage Commission also shall have prepared a brief of the particular historical or aesthetic characteristics of the site or area providing background information justifying inclusion of the site or area in a Heritage District. Both the analysis of existing characteristics and brief shall be public records.

E. Acceptance of any site or area on the National Register of Historic Places as a Historic Landmark or Historic Place by the National Park Service of the Department of the Interior of the United States shall satisfy the requirements for an analysis of existing characteristics and brief.

F. Upon completion of the analysis of existing characteristics and brief, the Heritage Commission shall have prepared detailed criteria for the development and maintenance of the landscape and the construction, placement, demolition, removal, or substantial exterior alteration of any structure in such a way as not to detract from the historic or aesthetic value of the proposed district as established by the analysis of existing characteristics and brief. These criteria shall be public records.

G. The Heritage Commission shall then transmit to the Planning Commission and to the Council a legal description of the proposed Heritage District together with the criteria for landscaping and construction, placement, demolition, removal, or substantial exterior alteration of any structure within the proposed district.

H. The Council, after public hearing and after recommendation by the Planning Commission, may then designate a site or area to be a Heritage District and adopt the accompanying criteria for development and maintenance of landscape and construction, placement, demolition, removal, or substantial exterior alteration of any structure.

SEC. 1.30.006. CONTROL OF HERITAGE DISTRICT.

A. The Planning Commission shall request a recommendation by the Heritage Commission prior to any hearing concerning any proposed rezoning within a Heritage District or within one hundred eight-five (185) feet of a Heritage District or concern-

ing any proposed revision of the Comprehensive Plan or its elements in so far as they may effect any Heritage District. The Planning Commission shall transmit the recommendation of the Heritage Commission along with its own recommendation to the Council.

B. No major change in landscape or construction, placement, demolition, removal or substantial exterior alteration of any structure shall take place without finding by the Heritage Commission that such major change in landscape or construction, placement, demolition, removal, or substantial exterior alteration of any structure is in conformance with the criteria established for that district. To reach its determination, the Heritage Commission shall require the submission by the person, firm or corporation seeking such change, of all landscaping plans, building plans, construction detailing, and other graphic presentations necessary to a decision concerning the appropriateness of the proposed undertaking. [A submission of all plans and presentations deemed by the Heritage Commission to be necessary to their considerations.] All plans submitted shall become the property of the Heritage Commission.

C. Plans bearing the approval of the Heritage Commission and conforming with all ordinances of the City shall be submitted to the Building Inspector, who shall periodically inspect all work in progress to determine that it is in full conformance with the approved plans. Any departure from the plan approved by the Heritage Commission shall cause the Building Inspector to order all work to be halted, [whereupon he shall transmit a notice of his] and a notice of such action transmitted to the Heritage Commission, which may then revoke its approval or revise the approved plans. The Heritage Commission shall notify the Building Inspector of its action and may authorize work to be re-commenced subject to an approved plan revision.

D. All decisions of the Heritage Commission in regard to the provisions of this section shall be reached in public meeting and shall be forthcoming not more than sixty (60) days after a receipt for required plans and other submissions has been issued, except that such decision may be postponed to a date mutually agreed upon by the Heritage Commission and the person, firm, or corporation submitting the plans.

E. A decision of the Heritage Commission may be appealed to the Council within sixty (60) days after the decision has been reached and the Council shall have the right to affirm or to overrule the decision of the Heritage Commission.

SEC. 1.30.007. EXPENDITURE OF FUNDS - CITY MANAGER AS CONTRACTING OFFICER.

A. The City Manager is hereby designated as the contracting officer for the Heritage Commission.

B. In the event that private funds or funds other than funds from the City of Independence, Missouri are made available to the Commission, the City Manager is authorized, upon recommendation of the Commission, and Council approval, to enter into such contract or contracts that would be necessary to obtain such funds.

C. In the event that any funds of the City of Independence, Missouri are to be expended by said Commission, said funds shall be expended only after Council approval and compliance with applicable rules, regulations, Charter and ordinances of the City of Independence, Missouri.

SEC. 1.30.008 - 1.31.999 RESERVED."

SECTION 2. That the applicable provisions of Ordinances No. 3496, 3698, and 8024 and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. That all other parts and provisions of Chapter 1 of said City Code shall remain in full force and effect unless previously or subsequently amended by the Council.

PASSED THIS 22nd DAY OF September, 1986, BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI.

William C. Buehand
Presiding Officer of the City Council
of the City of Independence, Missouri

ATTEST:

Robert M. Apperson
Assistant City Clerk

APPROVED AS TO FORM ONLY:

Charles P. Dillehen
City Counselor

REVIEWED BY:

William C. Buehand
City Manager

NOTE: Brackets surround existing text that is being removed by this ordinance.
Underscored text represents the only additions made by this ordinance.

APPENDIX III

A Note on Cross-Referencing

All properties listed on the A List (page 43 and Appendix V) and the B List (Appendix V) have been assigned property numbers. These property numbers are used on maps and photographs to identify the relevant property.

In conducting future intensive survey, consultants and other personnel should fill out an inventory sheet (see next page) that has been approved by the Missouri SHPO. Each property inventoried should be assigned a property number (reference number), which should be noted on the inventory sheet and used on all photographs, files, and maps relating to the property. This will make it possible to track all information relating to that property.

The Missouri SHPO has developed an automated database containing information recorded on inventory sheets. This automated system has the capability to retrieve information using keyword (and number) searches. Once information has been entered into the database, it can be retrieved, printed, and utilized efficiently. For this reason, it is very important that in the future the City of Independence use the standard SHPO's inventory sheet and transmit information to the SHPO for inclusion in the statewide database. This will provide the cross-referencing capability the city now lacks.

REFERENCE NUMBER		A. HISTORIC NAME									
B. COUNTY		C. OTHER NAME(S)									
D. ADDRESS		E. CITY				F. VICINITY	G. RESTRICTED	H. ACREAGE			
I. SECTION		J. TOWNSHIP		K. RANGE		L. SPANISH LAND GRANT		M. QUARTER SECTIONS		N. OWNERSHIP	
										<input type="checkbox"/> PRIVATE <input type="checkbox"/> LOCAL <input type="checkbox"/> STATE <input type="checkbox"/> FEDERAL <input type="checkbox"/> MIXED	
O. AGENCY(S)											
1.										2.	
P. UTM ZONE	EASTING				NORTHING				USGS QUADRANGLE		Q. AREA(S) OF SIGNIFICANCE/CONTEXT(S)
1.	/ / / / /				/ / / / /						1.
2.	/ / / / /				/ / / / /						2.
3.	/ / / / /				/ / / / /						3.
4.	/ / / / /				/ / / / /						4.
R. SIGNIFICANT PERSON(S)					T. SIGNIFICANCE						
1.											
2.											
3.											
S. SIGNIFICANT EVENT DATE(S)											
1.											
2.					<input type="checkbox"/> SEE CONTINUATION SHEET						

P.O. BOX 176
JEFFERSON CITY, MO 65102

MISSOURI HISTORIC BUILDING INVENTORY FORM - CONTINUATION SHEET

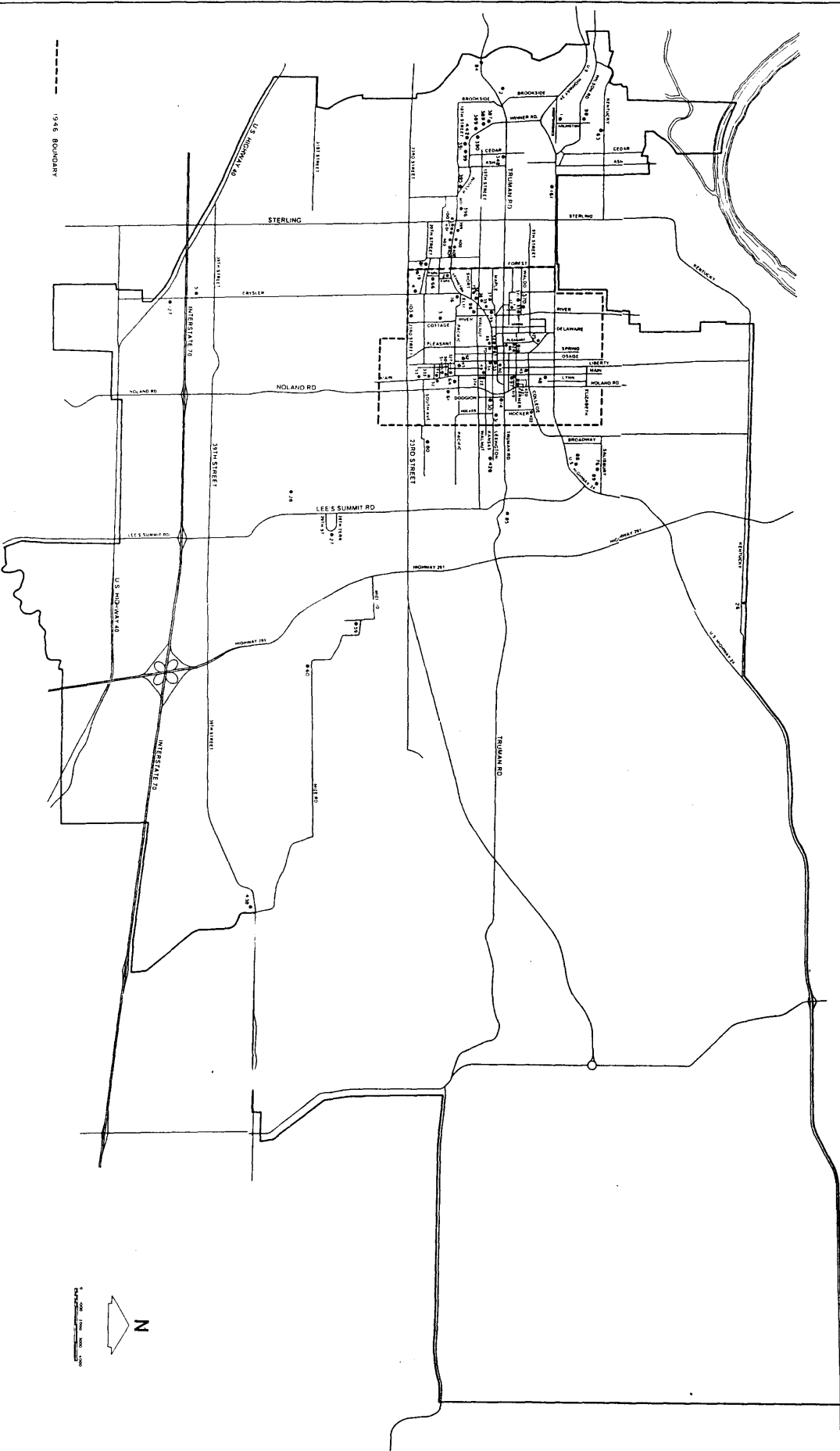
PAGE NO.

REFERENCE NUMBER	A. HISTORIC NAME	B. COUNTY	C. ADDRESS

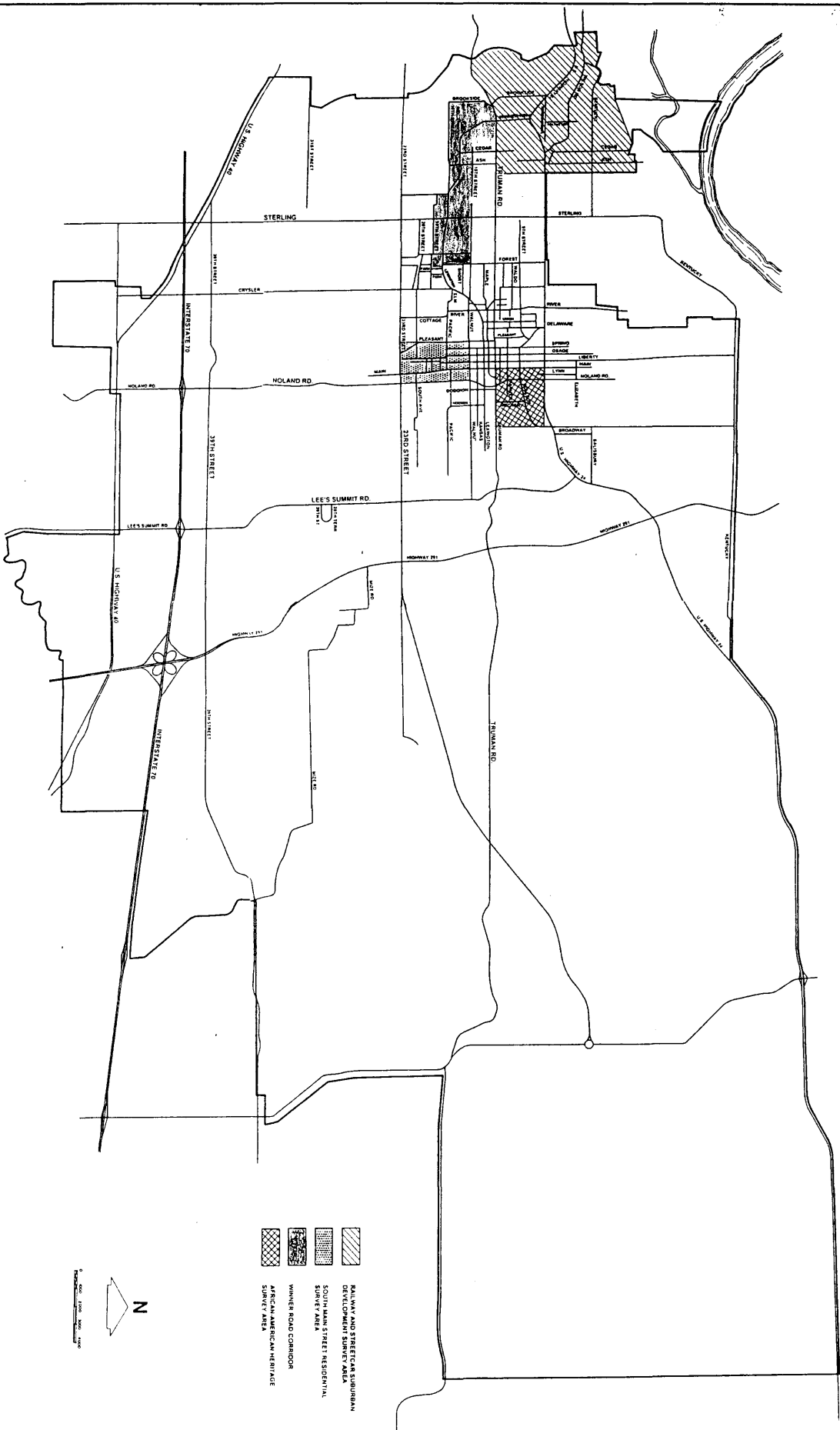
1946 BOUNDARY

SELECTED PROPERTIES

Scale 1" = 1/2 Mile



PROPOSED SURVEY AREAS



CITY OF INDEPENDENCE

HISTORIC SURVEY PLAN

Appendix V

SURVEY DATA (UPDATED)

May 1993

Survey Data (Updated)

What follows is an update of the 1976 survey data. The updated List A and List B contain information on the status of the properties. Codes used to indicate present status (as of 1993) are, as follows:

OK - extant and possessing a reasonable degree of integrity

AL - altered

NR - presently listed on the National Register of Historic Places

DI - presently located within the boundaries of a recognized historic district

GO - not extant

MO - moved from original location

Catalog of Selected Elements
Revised 1993
List A

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
584 S. Arlington	Church	OK	A	A	Y	Y	1
614 S. Brookside	Cemetery	OK	A	B	Y	Y	2
600 S. Cottage	Industrial	OK	A	A	Y	Y	3
1030 S. Crysler	Public Works	OK	A	B	Y	Y	4
3940 S. Crysler	Residence	OK	A	A	Y	Y	5
216 N. Delaware	Residence	DI	A	-	-	-	6
219 N. Delaware	Residence (Truman)	NR	A	-	-	-	7
426 N. Delaware	Residence	DI	A	-	-	-	8
510 N. Delaware	Residence	DI	A	-	-	-	9
602 N. Delaware	Residence	DI	A	-	-	-	10
610 N. Delaware	Tree	DI	A	-	-	-	11
702 N. Delaware	Residence	DI	A	-	-	-	12
920 Dickinson Rd.	Cemetery	?	A				13
N. Dodgion & E. Truman Rd.	Power Station & Cabin	AL	A	A	Y	Y	14
304 E. Elm	Residence	OK	A	B	Y	Y	15
1215 W. Elm	Fire Station	OK	A	A	Y	Y	16
415 N. Eubank	Residence	OK	A	A	Y	Y	17
410 W. Farmer Wm. McCoy Home	Residence	OK	A	A	Y	Y	18

Address	Property Type	Status	1976 A/B	1993 A/B	Insp	Photo	Site #
1024 S. Forest	Residence	OK	A	A	Y	Y	19
600 S. Grand	RR Depot	NR	A	-	-	-	20
10401 E. Independ.	Auto Dealer	OK	A	B	Y	-	21
127 E. Kansas	Residence	OK	A	A	Y	Y	22
146 E. Kansas	Residence	GO	A	-	-	-	23
512 E. Kansas	Benton School	GO	A	-	-	-	24
107 W. Kansas	Log courthouse	NR	A	-	-	-	25
17500 E. Kentucky	Residence	OK	A	A	Y	Y	26
2909 Lee's Summit	Glendale Farm	OK	A	A	Y	Y	27
3210 Lee's Summit	Drumm Farm	OK	A	A	Y	Y	28
147 E. Lexington	Residence	GO	A	-	-	-	29
301 E. Lexington	Warehouse	OK	A	B	Y	Y	30
602 E. Lexington	Residence	OK	A	A	Y	Y	31
112 W. Lexington	Courthouse	NR	A	-	-	-	32
208-212 W. Lexingt.	Commercial	OK	A	A	Y	Y	33
209-211 W. Lexingt.	Commercial	OK	A	A	Y	Y	34
1034 W. Lexington Trail Foundation	Restoration	OK	A	A	Y	Y	35
1210 W. Lexington	Residence	OK	A	A	Y	Y	36
1034 W. Lexington	Smith Cabin	MO	A	B	Y	Y	37
1034 W. Lexington	Flournoy Cabin	MO	A	B	Y	Y	38
1604 W. Lexington	Woodson House	NR	A	-	-	-	39
200 N. Liberty	Commercial	OK	A	A	Y	Y	40

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
205 N. Liberty	Hotel	GO	A	-	-	-	41
409 N. Liberty	Church Trinity Episc.	NR	A	-	-	-	42
611 N. Liberty	Church St. Mary's	OK	A	A	Y	Y	43
1500 N. Liberty	Residence	NR	A	-	-	-	44
526 S. Liberty	Residence	OK	A	A	Y	Y	45
217 N. Main	Jail Museum	NR	A	-	-	-	46
219 N. Main	Fire Station	NR	A	-	-	-	47
825 N. Main	Residence Flournoy-Wall.	OK	A	A	Y	Y	48
200 S. Main	City Hall/Pol.	OK	A	A	Y	Y	49
722 S. Main	Residence	OK	A	A	Y	Y	50
728 S. Main	Residence	OK	A	A	Y	Y	51
801 S. Main	Residence Hughes	OK	A	A	Y	Y	52
1106 S. Main	Residence	OK	A	A	Y	Y	53
401 W. Maple	Service Sta.	OK	A	A	Y	Y	54
416 W. Maple	Memorial Bldg.	DI	A	-	-	-	55
522 W. Maple	Residence	DI	A	-	-	-	56
720 W. Maple	Residence	DI	A	-	-	-	57
302 W. Mill	Residence	NR	A	-	-	-	58
17601 R.D. Mize Rd.	Farm House	OK	A	A	Y	Y	59
18525 R.D. Mize Rd.	Farm House	OK	A	A	Y	Y	60
701 S. Noland Rd.	Woodlawn Cem.	OK	A	A	Y	Y	61

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
526 S. Osage	Waggoner-Gates Mill	AL	A	A	Y	Y	62
108 S. Overton	Residence	OK	A	A	Y	Y	63
143 E. Pacific	Residence	OK	A	A	Y	Y	64
313 W. Pacific	Residence	NR	A	-	-	-	65
701 S. Park	Residence	OK	A	A	Y	Y	66
100 N. Pleasant	Church	OK	A	A	Y	Y	67
513 N. Pleasant	Residence	OK	A	B	Y	?	68
116 S. Pleasant	Residence	OK	A	A	Y	?	69
125 S. Pleasant	Church	OK	A	A	Y	Y	70
302 S. Pleasant	L.D.S.	DI	A	-	-	-	71
305 S. Pleasant	Residence	DI	A	-	-	-	72
313 S. Pleasant	Residence	DI	A	-	-	-	73
701 Proctor Place	Residence	OK	A	A	Y	Y	74
105 E. St. Charles	Residence	AL	A	B	Y	Y	75
1631 Salisbury	Motor Court	OK	A	A	Y	Y	76
138 W. Sea	Residence	OK	A	A	Y	Y	77
1214 W. Short	Residence	OK	A	B	Y	Y	78
1601 W. Short	Residence	OK	A	A	Y	Y	79
702 E. South Ave.	Residence	OK	A	A	Y	Y	80
1411 W. South Ave.	Railroad Sta.	OK	A	A	Y	Y	81
412 N. Spring	Residence	OK	A	A	Y	Y	82

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
1801 S. Sterling	Residence	OK	A	A	Y	Y	83
E. Truman Rd and Blue Ridge Blvd.	Bridge	OK	A	A	Y	Y	84
16000 E. Truman Rd.	Farm	OK	A	A	Y	Y	85
500 W. Truman Rd.	Church	OK	A	A	Y	Y	86
616 N. Union	Residence	OK	A	B	Y	Y	87
1300 E. U.S. 24	Spring House	OK	A	A	Y	Y	88
1534 E. U.S. 24	Residence	OK	A	A	Y	Y	89
9800 E. U.S. 40	Restaurant	OK	A	A	Y	Y	90
722 W. Waldo	Residence	DI	A	-	-	-	91
903 W. Waldo	Residence	GO	A	-	-	-	92
909 W. Waldo	Residence Truman Boyhood	OK	A	A	Y	Y	93
115 E. Walnut	Kritser House	NR	A	-	-	-	94
517 W. Walnut	L.D.S. Mission	?	A	?	Y	Y	95
1001 W. Walnut	R.L.D.S. Aud.	OK	A	A	Y	Y	96
116 E. White Oak	Church	OK	A	A	Y	Y	97
9301 E. Wilson Rd.	Service Sta.	OK	A	A	Y	Y	98
E. Winner Rd. and E. 16th St.	Bus Shelter	OK	A	A	Y	Y	99
11425 E. Winner Rd.	Residence	OK	A	A	Y	Y	100
23rd St. between Maywood and Ralston	Hill Park/Cem.	?	A	?			101
1102 E. 23rd St. /E. Alton	Animal Hospital	AL	A	X	Y	Y	102

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
900 W. 23rd St. /W. Alton	Commercial	OK	A	A	Y	Y	103

List B

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
621 S. Arlington	Residence	OK	B	B	Y	Y	104
625 S. Arlington	Residence	OK	B	B	Y	Y	105
1600 S. Arlington	Residence	OK	B	B	Y	Y	106
1607 S. Arlington	Residence	OK	B	B	Y	Y	107
1610 S. Arlington	Residence	OK	B	B	Y	Y	108
South Ash Street	RR Bridge	OK	B	B	Y	Y	109
641 S. Ash	Church Fairmount Christian	OK	B	B	Y	Y	110
1533 S. Ash	Residence	OK	B	B	Y	Y	111
1901 Blue Ridge	Cemetery	OK	B	B	-	-	112
3845 Blue Ridge	Residence	GO	B	-	-	-	113
3884 Blue Ridge	Residence	GO	B	-	-	-	114
120 Bowen Court	Residence	OK	B	B	Y	Y	115
122 Bowen Court	Residence	OK	B	B	Y	Y	116
1227 N. Broadway	Residence	OK	B	B	Y	Y	117
210 N. Brookside	Residence	OK	B	B	Y	Y	118
511 S. Brookside	Residence	OK	B	B	Y	Y	119
Bundschu Rd. between Powell & Bly Rd.	Farm House	OK	B	B	Y	Y	120
903 S. Cedar St.	Residence		B				121
1121 S. Claremont	Residence	GO	B	-	-	-	122
827 W. College Ave.	School	OK	B	B	Y	Y	123

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
1301-1401 W. College	Bungalows	OK	B	B	Y	Y	124
1403 W. College	Residence/shop	AL	B	A	Y	Y	125
3839 S. Crysler	Residence	OK	B	B	Y	Y	126
4207 S. Crysler	Residence	OK	B	A	Y	Y	127
304 N. Delaware	Residence	DI	B	-	-	-	128
310 N. Delaware	Residence	DI	B	-	-	-	129
318 N. Delaware	Residence	DI	B	-	-	-	130
403 N. Delaware	Residence	DI	B	-	-	-	131
411 N. Delaware	Residence	DI	B	-	-	-	132
423 N. Delaware	Residence	DI	B	-	-	-	133
511 N. Delaware	Residence	DI	B	-	-	-	134
627 N. Delaware	Residence	DI	B	-	-	-	135
<u>1536 Dickinson Rd.</u>	Residence		B				136
N. Dodgion St. & E. Truman Road	Reconstruction Cabin/spring	OK	B	B	Y	Y	137
<u>104 W. Elizabeth</u>	Residence		B				138
1201 W. Elm	Residence	OK	B	B	Y	Y	139
3137 S. Erickson	S. Fe Tr. ruts		B				140
570 S. Evanston	School/library		B				141
1539 S. Evanston	Residence		B				142
1610 S. Evanston	Residence		B				143
1700 S. Evanston	Residence		B				144
Fairview & Lake Dr.	Lake		B				146

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
115 E. Farmer	Double House	GO	B	-	-	-	147
708 S. Fuller	Residence	OK	B	B	Y	Y	148
418 N. Grand	Residence		B				149
E. Gudgell, between Manor Rd. and Drumm	Golden Acres	OK	B	B	Y	Y	150
516 S. Hardy	Residence	OK	B	B	Y	Y	151
1 Hawthorne Place	Residence		B				152
2 Hawthorne Place	Residence		B				153
610 N. High St.	Church		B				154
820 N. Home Ave.	Residence		B				155
1016 S. Home	Residence		B				156
534 S. Huttig	Residence	OK	B	B	Y	Y	157
9500 Independence	Residence		B				158
9504 Independence	Residence		B				159
9515 E. Independence	Masonic Lodge		B				160
9605 E. Independence	Apt/store	OK	B	A	Y	Y	161
9623 E. Independence	Church		B				162
10106 E. Independence	Commercial		B				163
10205-10209 Indepen.	Commercial	OK	B	B	Y		164
10229 Independence	Commercial	OK	B	B	Y	Y	165
10305 E. Independ.	Commercial	OK	B	B	Y		166
Jones between River Blvd. & McCoy	Cottonwood Tree		B				167
1008 N. Jones	Residence/barn	GO	B	-	-	-	168

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
131 E. Kansas	Residence	OK	B	B	Y	Y	169
132 E. Kansas	Residence	OK	B	B	Y	Y	170
136 E. Kansas	Residence	OK	B	B	Y	Y	171
141 E. Kansas	Residence	GO	-	-	-	-	172
123 W. Kansas	Commercial	OK	B	B	Y	Y	173
9701 E. Kentucky	Residence		B				174
18315 E. Kentucky	Residence	GO	B	-	-	-	175
Lake City Valley Rd. south of U.S. 24	Farm House		B				176
Lake City Valley Rd. at Carswell Rd.	Farm House		B				177
Lake City Valley Rd. south of Carswell	Farm House		B				178
1717 S. Lake Dr.	Community Center		B				179
2525 Lee's Summit	Residence	OK	B	B	Y	Y	180
4111 Lee's Summit	Adair Park	OK	B	B	Y	Y	181
825 S. Leslie	Residence		B				182
Lexington Bridge/Crysler Bridge	Bridge	OK	B	B	Y	Y	183
107 E. Lexington	Commercial	OK	B	B	Y	Y	184
109-113 E. Lexing.	Commercial	OK	B	B	Y	Y	185
121-129 E. Lexing.	Commerical	OK	B	B	Y	Y	186
139 E. Lexington	Commercial	OK	B	B	Y	Y	187
141-143 E. Lexing.	Commercial	OK	B	B	Y	Y	188
200 E. Lexington	Church	OK	B	B	Y	Y	189

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
W. Lexington and S. River Blvd.	Temple Site ^a	NR	-	-	-	-	190
113 W. Lexington	Commercial	OK	B	B	Y	Y	191
119 W. Lexington	Commercial	OK	B	B	Y	Y	192
121-123 W. Lexing.	Commercial	OK	B	B	Y	Y	193
921 W. Lexington	Commercial	GO	B	X	X	X	194
1021 W. Lexington	Stone Church R.L.D.S.	OK	B	A	Y	Y	195
1038-1040 W. Lexin.	Res/commercial	GO	-	-	-	-	196
1106 W. Lexin.	Commercial	OK	B	B	Y	Y	197
1305 W. Lexington	Residence	GO	-	-	-	-	198
1327-1337 W. Lex.	Commercial	GO	-	-	-	-	199
1401-1411 W. Lex.	Commercial	OK	B	B	Y	Y	200
1415-1423 W. Lex.	Commercial	OK	B	B	Y	Y	201
1420 W. Lexington	Commercial	OK	B	B	Y	Y	202
1600 W. Lexington	Residence	OK	B	B	Y	Y	203
202-206 N. Liberty	Commercial	OK	B	B	Y	Y	204
801 N. Liberty	Residence	OK	B	B	Y	Y	205
815 N. Liberty	Residence	OK	B	B	Y	Y	206
1124 N. Liberty	Residence	OK	B	B	Y	Y	207
S. Liberty and West Kansas	Parking Struc.	OK	B	B	Y	Y	208
619 S. Liberty	Residence	OK	B	B	Y	Y	209
623 S. Liberty	Residence	OK	B	B	Y	Y	210

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
1321 W. Linden	Residence	OK	B	B	Y	Y	211
1403 W. Linden	School	OK	B	B	Y	Y	212
101 N. Main St.	Commercial	OK	B	B	Y	Y	213
103 N. Main St.	Commercial	AL	B	B	Y	Y	214
111 N. Main St.	Commercial	OK	B	B	Y	Y	215
203 N. Main St.	Commercial	AL	B	B	Y	Y	216
207-209 N. Main	Commercial	OK	B	B	Y	Y	217
208-212 N. Main	Commercial	OK	B	B	Y	Y	218
215 N. Main	Commercial	AL	B	B	Y	Y	219
424 N. Main	Residence	OK	B	B	Y	Y	220
500 N. Main	Church	GO	-	-	-	-	221
714 N. Main	Residence	OK	B	B	Y	Y	222
804 N. Main	Residence	OK	B	B	Y	Y	223
825 N. Main	Residence	OK	B/A	A	Y	Y	224
1222 N. Main	Residence	OK	B	B	Y	Y	225
101-103 1/2 S. Main	Commercial	OK	B	B	Y	Y	226
109 S. Main	Commercial	OK	B	B	Y	Y	227
119 S. Main	Commercial	OK	B	B	Y	Y	228
124 S. Main	Lodge	OK	B	B	Y	Y	229
300 block S. Main	RR Overpass	OK	B	B	Y	Y	230
316-318 S. Main	Commercial	OK	B	B	Y	Y	231
519 S. Main	Residence	NR	-	-	-	-	232
609-611 S. Main	Church	GO	-	-	-	-	233

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
619 S. Main	Residence	OK	B	B	Y	Y	234
725 S. Main	Residence	OK	B	B	Y	Y	235
907 S. Main	Residence	OK	B	B	Y	Y	236
910 S. Main	Residence	OK	B	B	Y	Y	237
915 S. Main	Residence	OK	B	B	Y	Y	238
1004 S. Main	Residence	OK	B	B	Y	Y	239
1216 S. Main	Residence	OK	B	B	Y	Y	240
1220 S. Main	Residence	OK	B	B	Y	Y	241
120 E. Maple	Commercial	GO	B	-	-	-	242
125 E. Maple	Commercial	GO	B	-	-	-	243
100 W. Maple	Commerical	OK	B	B	Y	Y	244
106-108 W. Maple	Commercial	OK	B	B	Y	Y	245
202-204 W. Maple	Commercial	OK	B	B	Y	Y	246
209-213 W. Maple	Commercial	OK	B	B	Y	Y	247
224-230 W. Maple	Commercial	OK	B	B	Y	Y	248
308 W. Maple	Commercial	OK	B	B	Y	Y	249
411 W. Maple	Commercial	OK	B	B	Y	Y	250
423 W. Maple	Residence	OK	B	B	Y	Y	251
601 W. Maple	Residence	DI	B	-	-	-	252
611 W. Maple	Residence	DI	B	-	-	-	253
709 W. Maple	School	DI	B	-	-	-	254
801 W. Maple	Residence	GO	B	-	-	-	255
803 W. Maple	Residence	GO	B	-	-	-	256

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
814 W. Maple	Residence	GO	B	-	-	-	258
815 W. Maple	Residence	GO	B	-	-	-	259
905 W. Maple	Residence	GO	B	-	-	-	260
908 W. Maple	Residence	OK	B	B	Y	Y	261
911 W. Maple	Residence	OK	B	B	Y	Y	262
1008-16 W. Maple	Apartments		B				263
111 N. Memorial Dr.	Garage	GO	B	-	-	-	264
223 N. Memorial Dr.	Police Bldg.	GO	B	-	-	-	265
17200 R.D. Mize Rd.	Residence	OK	B	B	Y	Y	266
17601 R.D. Mize Rd.	Residence	OK	B	A	Y	Y	267
18525 R.D. Mize Rd.	Residence	OK	B	A	Y	Y	268
800 S. Noland	Residence	OK	B	B	Y		269
1000 S. Noland	Residence	OK	B	B	Y	Y	270
1114 S. Noland	Residence	OK	B	B	Y	Y	271
1301 S. Noland	Residence	OK	B	B	Y		272
1325 S. Noland	Residence	GO	B	-	-	-	273
1500 S. Northern Blvd.	School	GO	B	-	-	-	274
1734 S. Northern Blvd.	Residence	OK	B	B	Y		275
1916 S. Norton	Residence		B				276
214 N. Osage	Commercial	OK	B	B	Y	Y	277
218 S. Osage	Residence	OK	B	B	Y	Y	278
509 S. Osage	Residence	GO	B	-	-	-	279

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
518 S. Osage	Residence	OK	B	B	Y	Y	280
1618 S. Osage	Residence		B				281
114 E. Pacific	Residence	OK	B	B	Y	Y	282
123 E. Pacific	Residence	OK	B	B	Y	Y	283
126 E. Pacific	Residence	OK	B	B	Y	Y	284
127 E. Pacific	Residence	OK	B	B	Y	Y	285
516 W. Pacific	Commercial		B				286
629 S. Park	Residence	OK	B	B	Y	Y	287
641 S. Park	Residence	OK	B	B	Y	Y	288
826 S. Park	Tree		B				289
1400 E. Parker	Residence		B				290
109 S. Pendleton	Residence		B				291
116 S. Pendleton	Residence		B				292
202 S. Pendleton	Residence		B				293
206 S. Pendleton	Residence		B				294
213 S. Pendleton	Residence		B				295
217 S. Pendleton	Residence		B				296
101 N. Pleasant	Residence	GO	B	-	-	-	297
300 N. Pleasant	Residence	DI	B	-	-	-	298
406 N. Pleasant	Residence	DI	B	-	-	-	299
407 N. Pleasant	Residence	DI	B	-	-	-	300
409 N. Pleasant	Residence	DI	B	-	-	-	301
415 N. Pleasant	Residence	DI	B	-	-	-	302

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
424 N. Pleasant	Residence	DI	B	-	-	-	303
501 N. Pleasant	Residence	OK	B	B	Y	Y	304
514 N. Pleasant	Residence	OK	B	B	Y	Y	305
518 N. Pleasant	Residence	OK	B	B	Y	Y	306
1014 S. Pleasant	Residence	AL/GO?					307
637 Proctor Pl.	Residence	OK	B	B	Y	Y	308
638 Proctor Pl.	Residence	OK	B	B	Y	Y	309
640 Proctor Pl.	Residence	OK	B	B	Y	Y	310
700 Proctor Pl.	Residence	OK	B	B	Y	Y	311
702 Proctor Pl.	Residence	OK	B	B	Y	Y	312
720 Proctor Pl.	Residence	OK	B	B	Y	Y	313
724 Proctor Pl.	Residence	OK	B	B	Y	Y	314
725 Proctor Pl.	Residence	OK	B	B	Y	Y	315
<u>1440 S. Ralston</u>	Residence		B				316
403 N. River	Residence	OK	B	B	Y		317
512 N. River	Residence	OK	B	B	Y		318
602 N. River	Residence	OK	B	B	Y		319
726 N. River	Residence	OK	B	B	Y		320
<u>1818 N. River</u>	Cemetery		B				321
414 S. River	Residence	GO	B	-	-	-	322
420 S. River	Residence	GO	B	-	-	-	323
426 S. River	Residence	GO	B	-	-	-	324

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
100 block of E. Ruby	Residential	OK	B	B	Y	Y	325
120 E. Ruby	Residence	OK	B	B	Y	Y	326
109 W. Ruby	Residence	OK	B	B	Y	Y	327
117 W. Ruby	Residence	OK	B	A	Y	Y	328
Bess Truman Birthplace							
129 W. Ruby	Residence	OK	B	B	Y	Y	329
200 W. Ruby	Residence	OK	B	B	Y	Y	330
206 W. Ruby	Residence	OK	B	B	Y	Y	331
18000 Salisbury Rd.	Residence	GO	B	-	-	-	332
119 W. Sea	Residence	OK	B	A	Y	Y	333
338 W. Sea	Residence	OK	B	B	Y	Y	334
426 W. Sea	Residence	AL	B	B	Y	Y	335
208 E. Short	Residence	OK	B	A	Y	Y	336
1400 W. Short	Residence	OK	B	B	Y	Y	337
1503 W. Short	Residence	OK	B	B	Y	Y	338
1611 W. Short	Residence	OK	B	B	Y	Y	339
1623-1629 W. Short	Apartments	OK	B	B	Y	Y	340
411 W. South Ave.	Residence	OK	B	B	Y	Y	341
524 W. South Ave.	Residence	OK	B	B	Y	Y	342
314 N. Spring	Residence	NR	B	-	-	-	343
322 N. Spring	Residence	GO	B	-	-	-	344
404 N. Spring	Residence	OK	B	B	Y	Y	345
950 N. Spring	Fire Station	GO	B	-	-	-	346

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
1804 S. Sterling	Residence	OK	B	B	Y	Y	348
1808 S. Sterling	Residence	OK	B	B	Y	Y	349
1830 S. Sterling	Residence	OK	B	B	Y	Y	350
1855 S. Sterling	Residence	OK	B	B	Y		351
1900 S. Sterling	Residence	OK	B	B	Y		342
2161 S. Sterling	DR.'s Office	GO	B	-	-	-	343
2121 S. Sterling	Church	GO	B	-	-	-	344
2651 S. Sterling	Stone House	OK	B	B	Y	Y	345
9015 E. Truman Road	Castle	?	B				346
9601-9605 E. Truman	Commercial	OK	B	B	Y	Y	347
10201 E. Truman Rd.	Residence	OK	B	A	Y	Y	348
10401 E. Truman Rd.	Service Station	GO	B	-	-	-	349
10736 E. Truman Rd.	Residence	OK	B	B	Y	Y	350
13949 E. Truman Rd.	Res./comm.	GO	B	-	-	-	351
15211 E. Truman Rd.	Residential	OK	B	B	Y	Y	352
800 W. Truman Rd.	Residence	OK	B	B	Y	Y	353
1500 W. Truman Rd.	Health Fac.	OK	B	B	Y	Y	354
1509 W. Truman Rd.	Hospital	OK	B	B	Y	Y	355
401 N. Union	Residence	OK	B	B	Y	Y	356
701 N. Union	Residence	DI	B	-	-	-	357 ?
702 N. Union	Residence	OK	B	B	Y	Y	358
710 N. Union	Residence	OK	B	B	Y	Y	359
117 S. Union	Residence	GO	B	-	-	-	360

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
121 S. Union	Residence	GO	B	-	-	-	361
123 S. Union	Residence	GO	B	-	-	-	362
127 S. Union	Residence	GO	B	-	-	-	363
U.S. 24 & N. Del.	Library/grave	OK	B	B	Y		364
711 E. U.S. 24	Motor Court	AL	B	B	Y	Y	365
16200 E. U.S. 40	MO-Kan Camp	AL	B	B	Y		366
711 W. Waldo Ave.	Residence	DI	B	-	-	-	367
718 W. Waldo Ave.	Residence	DI	B	-	-	-	368
810 W. Waldo Ave.	Residence	AL	B	B	Y	Y	369
820 W. Waldo Ave.	Residence	OK	B	A	Y	Y	370
1105 W. Waldo Ave.	Residence	OK	B	A	Y	Y	371
1115 W. Waldo Ave.	Residence	OK	B	B	Y	Y	372
1123 W. Waldo Ave.	Residence	OK	B	B	Y	Y	373
108 E. Walnut	Warehouse/mus.	OK	B	A	Y	Y	374
518-522 W. Walnut	Court of Houses	OK	B	B	Y		375
914 S. Washington	Residence	OK	B	B	Y	Y	376
Westport Rd. and S. Hardy	School		B				377
816 W. White Oak	Residence	OK	B	B	Y	Y	378
900 W. White Oak	Residence	OK	B	B	Y	Y	379
1315 W. White Oak	Residence	AL	B	-	Y	Y	380
1433 S. Willow	Residence		B				381
1439 S. Willow	Residence		B				382

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
E. Winner Road over IC&G	Bridge	OK	B	B	Y		383
9518 E. Winner	Residence	OK	B	B	Y		384
9535 E. Winner	Residence	OK	B	B	Y		385
9717 E. Winner	Residence	OK	B	B	Y		386
9725 E. Winner	Residence	OK	B	A	Y	Y	387
9755 E. Winner	Residence	OK	B	A	Y	Y	388
9835 E. Winner	Residence	OK	B	A	Y	Y	389
9836 E. Winner	Residence	OK	B	A	Y	Y	390
9875 E. Winner	Residence	OK	B	A	Y	Y	391
9883 E. Winner	Residence	OK	B	B	Y		392
9908 E. Winner	Residence	OK	B	B	Y		393
10815 E. Winner	Commercial	OK	B	B	Y		394
10917 E. Winner	Theater	OK	B	A	Y	Y	395
11026 E. Winner	Commercial	OK	B	A	Y	Y	396
11312 E. Winner	Residence	OK	B	B	Y		397
11328 E. Winner	Residence	OK	B	B	Y		398
11426 E. Winner	Residence	OK	B	A	Y	Y	399
11500 E. Winner	Residence	OK	B	A	Y	Y	400
11501 E. Winner	Residence	OK	B	A	Y	Y	401
11514 E. Winner	Residence	OK	B	A	Y	Y	402
11521 E. Winner	Residence	OK	B	A	Y	Y	403
11605 E. Winner	Residence	OK	B	A	Y	Y	404

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
11701 E. Winner	Commercial	OK	B	B	Y		405
11607 E. 9th St.	Residence		B				406
10211 E. 10th St.	Residence		B				407
10425 E. 15th St.	Residence		B				408
9715 E. 16th St.	Residence		B				409
10500 E. 18th St.	Residence		B				410
11501 E. 19th St.	Residence		B				411
10902 E. 20th St.	Residence		B				412
1104-1106 W 23rd St. /West Alton	Residence	OK	B	B	Y	Y	413
10100 E. 31st St.	Residence		B				414
12810 E. 39th St.	Residence		B				415

Note: The Hedrickite Church on the Temple Lot, W. Lexington and S. River Blvd., burned in 1990 and was replaced with a new building.

New List (1993)

The following properties, which were not listed in the 1976 survey, should be considered to possess historical or architectural significance.

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
Dickinson Road, n. of U.S. 24	Cemetery	OK	-	B			416
N. Dodgion at Farmer	School		-	B			417
805 N. Dodgion	Bungalow	OK	-	B	Y		418
131 E. Farmer	Garr Home	OK	-	A	Y	Y	419
136 E. Farmer	Pearley Home	OK	-	A	Y	Y	420
138 E. Farmer	Church	OK	-	A	Y	Y	421
501 Hocker	Farm House	OK	-	A	Y	Y	422
150 E. Kansas	Residence	OK	-	B	Y		423
400-600 E. Kansas	Houses	OK	-	B	Y		424
2602 Lee's Summit Road	Residence	OK	-	B	Y		425
39th St. & Old Lee's Summit Rd.	Log Cabin			B			426
100 block of E. Lexington	Commercial	OK	-	B	Y		427
901 E. Lexington	Residence	OK	-	B	Y		428
400-800 W. Lexington	Residential	OK	-	B	Y		430
1204 W. Lexington	Residence	OK	-	B	Y		431
1206 W. Lexington	Residence	OK	-	B	Y		432

1208 W. Lexington	Residence	OK	-	B	Y		433
1212 W. Lexington	Residence	OK	-	B	Y		434
600-700 S. Cottage	Industrial	OK	-	B	Y		437
3306 R.D. Mize Rd.	Residence	OK	-	A	Y	Y	438
9867 E. Winner	Residence	OK	-	A	Y	Y	442

JH-AS-031

CITY OF INDEPENDENCE, MISSOURI



HISTORIC SURVEY PLAN

prepared by

History and Archives Consulting
for
City of Independence

CITY OF INDEPENDENCE, MISSOURI

HISTORIC SURVEY PLAN

June 1993

**prepared by
History and Archives Consulting
for
City of Independence**

Cover photograph: William McCoy Residence, 410 West Farmer, constructed in 1838, with a rear addition, 1840. McCoy came to Independence from Ohio in 1838 and was elected as the city's first mayor in 1849.

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Review of Previous Survey Data (bound separately)	

Overview of the Project

In fall 1992, the City of Independence received a grant from the Missouri State Historic Preservation Office to support the city's efforts to develop a comprehensive plan for survey, registration, and preservation of historic properties. The city retained the services of History and Archives Consulting to conduct research, carry out a reconnaissance survey of the city, and write a plan for future activities in the field of historic preservation. Chief researcher and writer for the project was Dr. Bonnie Stepenoff, historian. LeeAnne Ogletree, a graduate student in library and information science, assisted with bibliographic research and inspection of previously identified historic properties. Frank Davis, preservation officer for the City of Independence, guided the project.

Objectives

Goals of the project were threefold:

1. To evaluate properties identified by a historic and architectural survey conducted in the 1970s.
2. To identify additional properties through research and reconnaissance survey.
3. To develop a plan for future historic and architectural survey work and preservation planning.

Fulfillment of these goals required rigorous field work, a study of all available published sources on the history of Independence, an investigation of certain primary historical sources, analysis of data, consultation with key individuals and organizations in Independence, and finally, the preparation of this survey plan.

Methodology

This survey plan resulted from several months of effort in the following areas:

Bibliographic Research

A thorough study of the available literature on Independence provides a basis for understanding the built environment of the city. LeeAnne Ogletree used all available bibliographic tools to identify titles bearing on the city's history. She specifically surveyed the collections of the State Historical Society of Missouri, the Missouri State Archives, and Ellis Library of the University of Missouri-Columbia. Her diligent work resulted in the thorough bibliography included with this survey plan. The bibliography is divided into two sections: Independence Sources and Santa Fe, Oregon and California Trail Sources. Dr. Stepenoff investigated source material held in collections in the Independence area. These collections are briefly described in the section on primary sources for the history of the city.

Reconnaissance Survey

The consultant inspected the properties identified in the City of Independence Historical Survey, conducted in the mid-1970s by M.A. Solomon and R.J.

Claybaugh, Architects, Inc., and Bernd Foerster, A.I.A., for the Heritage Commission, Independence, Missouri. With information gleaned from this tour of inspection, the consultant revised the "Catalog of Selected Elements," dated September 30, 1976, which resulted from the Heritage Commission survey. This "Catalog" included an "A" List of highly significant properties and a "B" List of properties of lesser significance. The consultant noted properties that had been demolished or altered, upgraded some properties from the "B" List to the "A" List, and downgraded some properties from the "A" List to the "B" List. The 1976 survey evaluated properties primarily in the area of architecture, and, therefore, the reevaluation was based primarily on observable characteristics, i.e. architecture. A complete report on the inspection of previously surveyed properties is bound separately as Appendix V. It should be understood that intensive survey in the future will identify additional properties of significance both historically and architecturally.

The consultant also conducted a reconnaissance (windshield) survey within the city limits of Independence. As a result of this activity, the

consultant developed a new "A" List of highly significant properties (properties that certainly should be considered for National Register listing). The new A List is included as part of this report.

Most significantly, the consultant identified areas with a high concentration of historic resources to be studied through future intensive survey. It must be noted that a reconnaissance survey cannot possibly result in the identification of all significant historic resources. Further survey will be necessary. The purpose of this plan is to provide a basis for conducting efficient survey work in the future.

This document is a plan for future survey work and should not be construed as the definitive listing of all significant properties in Independence.

Photography

The consultant photographed all extant buildings on the original "A" List and most of the properties on the original "B" List. Properties that were not photographed included those already listed on the National Register, those located in the Truman Heritage District, those that were no longer extant, those that were not buildings (i.e. trees, lakes, and some cemeteries), and a small percentage of additional

properties on the "B" List. The consultant's contract did not clearly specify the number of photographs to be taken, and, therefore, there was some confusion as to this aspect of the project. Additional photos (not specifically required in the contract) provide pictorial information on historic properties not previously identified.

SURVEY PLAN FOR THE CITY OF INDEPENDENCE, MISSOURI

Introduction

W. Howard Adams, former president of the Jackson County Historical Society, made an eloquent plea for historic preservation in 1963, when he said:

Independence has a unique character largely due to its historical background which is the factor that gives any community a distinct personality. The loss of this house [at 126 Pleasant Street] is only one more step toward making Independence another sterile, colorless metropolitan section.'

Adams firmly believed that the loss of a community's historic buildings and structures represented a loss of vitality and identity. In a very significant way, the loss of historic fabric also involves a loss of knowledge about the past, a loss of history itself.

In the 1970s, the City of Independence sponsored a historical/architectural survey of properties within its corporate limits. M.A. Solomon/R.J. Claybaugh, Architects Inc. and Bernd Foerster, A.I.A., identified approximately four hundred significant properties and placed them on two lists. The "A" List enumerated 102 highly significant properties. The "B" List named more

¹ Independence Examiner, August 15, 1979.

than three hundred properties of lesser significance.

During the past two decades, many of these previously surveyed historic properties have been recognized and protected, but some have been lost. A recent review of properties on the "A" List revealed that eleven have been listed on the National Register of Historic Places. Thirteen are located within the boundaries of protected historic districts. Two have been moved from their original locations. At least three have been significantly altered. And, unfortunately, five are gone (five percent). Of the properties on the "B" List, more than ten percent have been demolished or significantly altered. These facts should not diminish the commitment to historic preservation, but should give pause for thought.

This survey plan takes stock of past successes and failures and lays the groundwork for future identification and protection of historic resources. Specifically, this plan provides a basis for effective architectural and historic survey by reviewing previous surveys, identifying areas for future survey, and compiling information that will be helpful to those who will carry out intensive survey work. The purpose of survey work is to identify and document buildings,

structures, objects, sites, and districts of historical and/or architectural significance within a community or geographical area, with the ultimate goal of preservation. A survey plan is not a survey, but a manual, or guide, for successful survey.

The plan begins with a brief history of the development of Independence, followed by a brief history of preservation efforts in the city and a discussion of the ways in which the city protects historic properties. In order to provide an intellectual framework for evaluating properties, the plan includes an analysis of historic themes that are important to Independence. These themes relate directly to the established criteria and areas of significance for listing properties on the National Register of Historic Places. The plan also provides a selective listing of property types that commonly occur in Independence. These property types also reflect federal guidelines for the identification and description of historic properties.

The final sections of the plan constitute specific recommendations and aids for future survey work. The first of these sections proposes a strategy for nominating significant properties to the National

Register of Historic Places. The following section consists of a new "A List" of highly significant individual properties. The next, and most important, section targets geographical areas for future intensive survey. Two subsequent sections provide information on where to find primary and secondary source material on the history, culture, social life, and architecture of Independence. The appendices contain geographical information and maps, as well as a recommended form for documenting historic properties. These sections should facilitate future survey work.

A Brief History of the Growth and Development of Independence

Independence has been a thriving commercial hub in two very distinct eras: the era of the horse and wagon and the era of the automobile. The city enjoyed its first great boom as an outfitting station for wagons on the Santa Fe Trail and other westward trails. Attempts to make the town a river port in the mid-nineteenth century met with ill fortune, and the railroads favored Kansas City. But in the twentieth century, the development of a complex network of highways made Independence a boomtown for the second time in history.

Pioneers from Kentucky, Tennessee, and Virginia first settled Independence in the early nineteenth century. Independence was the second settlement in Jackson County. The first, Fort Osage, later called Sibley, was established in 1808. Settlers soon moved into the communities of Independence, Westport, Lone Jack, Blue Springs, and Kansas City.²

In 1827, Independence became the county seat. David Ward, Julius Emmons, and John Bartleson laid out a town approximately 240 acres in area in streets,

² W.Z. Hickman, History of Jackson County, Missouri (Topeka, Ks., Historical Publishing Co., 1920), 91-98.

blocks, and lots around a central square.³ One year later, citizens erected a temporary courthouse at the corner of Lexington Street and Lynn Street. A pioneer black craftsman named Sam Shepherd did much of the work on the log courthouse.⁴ Work soon began on a permanent courthouse in the center of the square. This permanent courthouse was later dismantled and rebuilt as part of a new courthouse that still exists in an enlarged and remodeled form in Independence Square. The temporary log courthouse was moved to its present site on Kansas Street in the early 1900s.⁵

The Church of Jesus Christ of Latter Day Saints sent missions to Jackson County in the early 1830s. Mormon leader Joseph Smith envisioned a promontory, later known as the Temple Lot, in Independence as the future site of a great temple. Inspired by this vision, Mormon settlers arrived in Independence and other Jackson County communities in such numbers as to alarm citizens of other religious persuasions.

³ Ibid., 161.

⁴ William J. Curtis, A Rich Heritage: A Black History of Independence, Mo. (Kansas City, Mo., 1985) p. 1.

⁵ William J. Curtis, "An Outline of the History of Independence, Mo., 7 pages, typescript on file at the Jackson County Historical Society.

Mormons, or Latter Day Saints, established the first school in Independence and also the first newspaper, The Evening and Morning Star. As their numbers grew, however, citizens began circulating petitions to make them leave the area. Angry mobs committed acts of violence against them, burning homes and businesses. In late 1833 and early 1834, most of the Mormons left Independence and crossed over the line into Clay County.⁶

In the 1830s and 1840s, Independence occupied a strategic spot at the extreme western edge of Anglo-America and at the eastern terminus of the major trade route with the Mexican territories. The wagon trade with Santa Fe created great opportunities for the town's businessmen. Hiram Young, a black man, built a successful wagon manufacturing and outfitting business at what is now North Liberty Street and U.S. Highway 24.⁷ A blacksmith named Samuel Weston, with a shop on the southwest corner of Liberty Street and Kansas Street, outfitted many westward-going wagon trains.⁸ With a population of about 1600, Independence boasted

⁶ Curtis, "Outline," p. 2.

⁷ Curtis, A Rich Heritage, p. 1.

⁸ Curtis, "Outline," p. 3.

thirty dry goods stores, six general stores, two hotels, twelve boarding houses, twenty wagon and blacksmith shops, and fifty forges. The population swelled periodically with encampments of people ready to go West."

In the 1850s, Independence citizens attempted to make the town a river port by annexing land and building a railroad to the Wayne City Landing on the Missouri River. An annexation in 1851 expanded the city west to Forest, east to Leslie, and south to 23rd Street, with an elongated strip that brought the city's boundaries north to the bank of the Missouri River. The attempt to operate a river landing failed when a sandbar shifted. The narrow strip of territory leading to the landing was de-annexed thirty years later. Westport Landing proved more suitable for river commerce.⁹ The boundaries of Independence then remained stable until the late 1940s.¹¹ (See the map entitled "Selected Properties" for a delineation of the

⁹ Lew Larkin, Vanguard of Empire: Missouri's Century of Expansion (St. Louis, Mo.: State Publishing Co., 1961), 172-173.

¹⁰ Curtis, "Outline," p. 3.

¹¹ Documents on file at the City of Independence, Planning Department.

1946 boundaries of the city.)

Troubled times in the 1850s and 1860s seriously reduced the prosperity of Independence. In 1853, the federal government opened the neighboring state of Kansas for settlement and provided for voters there to choose whether Kansas would be a slave state or a free state. Some Independence citizens established claims in Kansas in order to vote there. Largely Southern in its sympathies, Independence became embroiled in an ugly border conflict that helped to precipitate the Civil War. The neighboring towns of Kansas City and Liberty became Union strongholds. In 1863, the infamous Order Number 11 resulted in the forced removal of Confederate sympathizers from Jackson County and the destruction of many of their homes. Independence also suffered the effects of two battles, in August 1862 and October 1864. The 1864 clash immediately preceded the decisive Battle of Westport, which removed the Confederate presence on the western border. Economic effects of the war on Independence included a loss of population and a dramatic rise in tax delinquencies.¹²

Despite the trauma of the war, Independence citizens quickly began rebuilding their fortunes in the

¹² Curtis, "Outline," 5.

late 1860s, 1870s, and 1880s. Notable construction projects of the Reconstruction Era (1866-1876) and the 1880s included the John T. Smith Mansion on South Pleasant Street, the Wallace Home (which is now the Truman Home), and the fabulous Vaile Mansion. Independence citizens also remodeled the courthouse in the 1870s, adding a tower on the east end (which was removed in 1933).¹³

After the Civil War, religious groups related to the Latter Day Saints began a slow, but steady, exodus to Independence. The largest group, the Reorganized Church of Latter Day Saints (RLDS), led by a son of Joesph Smith, settled to the east of town and built a small brick church on East Lexington. Later, this group built the Stone Church on West Lexington. In the early 1900s, the RLDS made Independence its headquarters, and in the 1920s, they began erecting their massive auditorium. Another group called the Hedrickites, led by Granville Hedrick, also arrived after the Civil War and purchased the famous Temple Lot, on which they erected a white frame church.¹⁴

Independence enjoyed prosperity in the 1880s as a

¹³ Curtis, "Outline", 5.

¹⁴ Curtis, "Outline," 6.

farmers' market town, a county seat, and a suburb of Kansas City. During that gilded decade, a Kansas City promoter named Willard E. Winner began developing tracts between Kansas City and Independence. According to historian Edward F. Bowman, Winner developed more than one hundred additions, including more than two thousand acres in what is now Independence. In the late 1880s, Winner established an interurban rail line between Kansas City and Independence in order to bring customers to his new amusement park. Washington Park, which offered a lake, dancing pavilion, rides, concessions, and nature trails, later failed because of competition from Fairmount Park. By the 1890s, Winner had gone bust and was forced to sell his railway line and other holdings. Washington Park later became Mount Washington Cemetery. Despite his financial woes, Winner made a great impact on Independence.¹⁵

Streetcar lines kept Independence alive as a suburb of Kansas City through the end of the nineteenth century, but automobiles brought spectacular growth in the twentieth. By 1910, the population of Independence approached the ten thousand mark, and

¹⁵ Edward F. Bowman, "Willard E. Winner," 21 pages, typed manuscript on file at the Jackson County Historical Society.

growth continued through the 1920s and 1930s. During his tenure as presiding judge of Jackson County, Harry S. Truman boosted Independence and outlying areas by promoting the building of a system of cement roads. Mr. Truman is credited with "pulling Jackson County out of the mud," transforming Independence from a farmers' market to a modern urban community. Truman also guided the 1933 remodeling of the Jackson County Courthouse in Independence Square.¹⁶

After a slack period during the Great Depression and World War II, Independence grew explosively, both in area and population. In 1948, the city annexed nearly seven square miles of land, expanding the town from an area of 3.4 square miles to an area of 10.3 square miles.¹⁷ The 1950 Census reported the city's population as 36,963.¹⁸ But by 1963, a special census reported the population as 86,438, making Independence the fourth largest city in Missouri. This dramatic increase in population was partly due to additional

¹⁶ "Building Jackson County," Whistle Stop: Harry S. Truman Library Institute Newsletter 13 (1985), unpaginated.

¹⁷ Bernd Foerster, Independence, Missouri (Independence, Mo., 1978), 181.

¹⁸ Kansas City Star, November 9, 1963.

annexations and partly due to a movement of people to areas like Independence that maintained a suburban character.¹⁹

By 1964, the boundaries of Independence had expanded westward to the Kansas City city limits, and in the 1970s, Independence completed its expansion to the east. In the early 1970s, the citizens of Independence passed a charter amendment annexing territory east of the city limits adjoining the corporate limits of Blue Springs. By 1972, Independence had a population of more than 110,000 in an area of about 48 square miles.²⁰ Annexations that took place in 1973, 1974, and 1975 expanded the city to its present size of 78 square miles. Residents of the annexed areas contested the action, but the courts upheld them in 1979.²¹

Historic properties in Independence tell the story of conflict and peace, depression and prosperity, setbacks and explosive growth. It is a story worth telling. Preservation of historic buildings and

¹⁹ Kansas City Star, November 9, 1963.

²⁰ Kansas City Star, December 8, 1972.

²¹ Document on file in City of Independence Planning Department.

landmarks will help to communicate it to future generations.

**A Brief History
of Historic Preservation Activities
in Independence**

Citizens of Independence participated in some of the earliest historic preservation efforts in the state of Missouri. In 1909, the Daughters of the American Revolution (DAR) received an appropriation of \$3,000 from the General Assembly to place historical markers along the route of the old Santa Fe Trail.²² The patriotic group erected one of these handsome red granite markers in the Independence courthouse square and another on the north side of Highway 24 at Route BB.²³ The effort to beautify and interpret the old westward trails through the state initiated the tradition of cooperation between private organizations and the state government in preservation efforts.

In 1920, the Jackson County Court appropriated \$500 for renovation of the log courthouse that had been a landmark in Independence since 1827-1828. The fate of the courthouse had been in jeopardy since 1913,

²² [Ronald Johnson], A Short History of Missouri and the Preservation Movement, 7.

²³ Dorothy Caldwell, Missouri Historic Sites Catalogue, 78.

when its owner, Christian Ott, Jr., considered donating the structure to a Kansas City park but instead gave it to the municipal government of Independence. The Public Welfare League began using the building in 1913. During World War I, local citizens became concerned about deterioration of the old log structure. Their vocal pleas prompted a response from the county government, resulting in what was probably the first Missouri restoration inspired by concerted community effort.²⁴

In Independence and elsewhere during the 1920s, prosperity and progress brought a heightened awareness of the natural and man-made environment. Highways criss-crossed the nation. Affordable automobiles made it possible for people to travel for recreation. The state of Missouri began acquiring historic sites, the first of which was the old tavern at Arrow Rock on the Santa Fe Trail. The Missouri Valley Historical Society and the Kansas City Community Council initiated a study of the feasibility of creating a national memorial park at the site of the Battle of Westport. Many Missouri communities acquired museum houses and other historic properties.²⁵

²⁴ Johnson, 9.

²⁵ Johnson, 11-14. 16

The federal government became a major force in the preservation movement during the Great Depression of the 1930s. In 1933, New Deal administrators initiated the Historic American Buildings Survey (HABS) for the dual purpose of gathering information on the nation's cultural heritage and providing work for the unemployed.²⁶ During the same year, President Franklin Delano Roosevelt transferred all battlefields, parks, monuments, and cemeteries owned by the War Department to the Department of Interior. With responsibility for these commemorative properties, the National Park Service (NPS) became increasingly involved in historic preservation.²⁷ Two years later, the Historic Sites Act authorized the Secretary of the Interior to gather information on the nation's cultural heritage, acquire and maintain historic properties, and interpret historic properties through signs, markers, and other activities.²⁸

Throughout the Depression, local preservation efforts continued to have an impact on American

²⁶ William J. Murtagh, Keeping Time: The History and Theory of Preservation in America (Pittstown, NJ: Main Street press, 1988), 53.

²⁷ Ibid., 56.

²⁸ Ibid., 58.

communities. The city of Charleston, South Carolina, paved the way for future preservation planning by protecting an old neighborhood as a historic district.²⁸ In 1940, Jackson County purchased the site of historic Fort Osage and planned to restore it. Local historical groups, such as the Native Sons of Kansas City, continued to push for the preservation of this and other landmarks.²⁹ The Jackson County Historical Society held its first meetings in 1940, lapsed into a dormant period, and then reorganized in 1958.³¹

The boom that followed World War II proved destructive to the nation's cultural landscapes. Highway building proceeded at a frantic and thoughtless pace. Creation of new suburban communities weakened urban centers. Ill-considered urban renewal programs replaced old buildings with high-rises and parking lots, disfiguring and destroying the character of many communities. These programs took their toll on Independence, particularly on Independence Square.

Preservation advocates in private organizations

²⁸ Ibid.

²⁹ Johnson, 19.

³¹ Blue Springs Examiner, July 15, 1987.

and public agencies demanded action. Locally, the Jackson County Historical Society's historic sites committee protested the demolition of fine old residences on Pleasant Street in 1963, pleading with local citizens to recognize and preserve the unique character and flavor of Independence.²² At the national level, the National Trust for Historic Preservation, a private organization formed in the late 1940s, held a joint meeting with federal officials and issued a report entitled Historic Preservation Today. This report urged the creation of a nation-wide listing of significant historic properties, which would become known as the National Register of Historic Places.²³

Inspired by his wife, Ladybird Johnson, President Lyndon B. Johnson took an active interest in beautification of America's highways and cities. In his 1965 address to Congress, Johnson urged federal support of the National Trust for Historic Preservation. During the spring of that year, Mrs. Johnson addressed a White House Conference on Natural Beauty, sponsored by the United States Conference of Mayors and supported by the Trust.

²² Independence Examiner, August 15, 1979.

²³ Murtagh, 64.

This conference resulted in the eloquent plea for preservation published under the title With Heritage So Rich.³⁴ The authors of this significant book warned of the dangers of urbanization, thoughtless environmental change, and a resulting feeling of rootlessness. Intellectually, this book moved historic preservation from the realm of nostalgia and commemoration to the field of public policy. The purposes of preservation were to conserve resources, protect the environment, and foster a sense of focus and pride in an increasingly fragmented society.³⁵

In the fall of 1966, Congress passed the National Historic Preservation Act (Public Law 89-665), which directed the Secretary of the Interior to create the National Register of Historic Places. Title II of the law established the Advisory Council on Historic Preservation, and Section 106 stipulated that the Advisory Council must review any federally funded project that might have an impact on a site, building, object, or district listed on the Register. One purpose of this and other legislation (including the Department of Transportation Act) was to curb the use

³⁴ Ibid.

³⁵ Ibid., 64-65.

of federal government funds to alter the environment.³⁶

Secretary of the Interior Stewart Udall decentralized the administration of the Historic Preservation Act by asking each state governor to appoint a State Liaison Officer (SLO), later called the State Historic Preservation Officer (SHPO). With the creation of the SHPOs, the fifty states, the territories, and the National Trust became eligible for matching grants for historic preservation projects. These moneys became available as pass-through grants for communities engaged in preservation work.³⁷

During the 1960s, the Jackson County Historical Society grew to become the largest organization of its kind in the nation. Among its staunch supporters were former President Harry S. Truman. In this period of redefinition of the purposes of historic preservation, the Society acquired and restored the old county jail in Independence. The Society continued to amass a huge body of manuscripts relating to the history of the county.³⁸

³⁶ Ibid., 68-69.

³⁷ Ibid., 70-71.

³⁸ Johnson, 34.

Despite the new emphasis on preservation, Independence continued to suffer the loss of many historic buildings. A 1969 survey of the city revealed forty-seven extant buildings that had existed as early as 1868. One year later, twenty of those buildings had either been razed or were scheduled for demolition.³⁸

At a meeting in the fall of 1970, Raymond E. Blake, chairman of the historic preservation committee, urged the city council to create a heritage board to foster the preservation of cultural treasures.⁴⁰

The importance of Independence as the home of President Harry S. Truman brought national attention to the city in the early 1970s. The Secretary of the Interior recognized the significance not only of the Truman Home, but also its surrounding neighborhood in forming the character of the President. In 1972, by authority of the Historic Sites Act of 1935, the federal government established a National Landmark Historic District, one block wide, and approximately 0.7 miles long surrounding the Truman Home on Delaware

³⁸ Kansas City Times, September 22, 1970.

⁴⁰ Ibid.

Avenue.⁴¹ In 1983, the Truman Home became a National Historic Site, operated by the National Park Service.⁴²

National recognition of the Truman neighborhood helped draw attention to other historic resources in Independence. In 1974, the city received a grant from the Department of Housing and Urban Development for the renewal of the "Old Town Redevelopment Area," including the central business district and residential neighborhoods to the east.⁴³ Under legislation passed in the 1960s, specifically the Demonstration Cities Act, HUD was required to incorporate preservation activities into its projects for urban revitalization.⁴⁴

In the 1970s, the Independence City Council took increasing responsibility for preserving the community's heritage. On May 7, 1973, the council passed City Ordinance Number 3183, establishing the

⁴¹ U.S. Department of the Interior, National Park Service, Harry S. Truman National Historic Site: General Management Plan and Environmental Assessment (Draft), September 1986, p. 1

⁴² Ibid.

⁴³ Independence Examiner, September 24, 1974.

⁴⁴ Murtagh, 69.

Harry S. Truman Heritage District and creating the city's Heritage Commission. The Commission functioned as a grass-roots body, representing the community on all issues relating to historic preservation.

Official tasks of the Heritage Commission included identifying the distinctive resources that represented "elements of the City's cultural, social, economic, political and architectural history." With this mission in mind, in 1975, the Heritage Commission hired M.A. Solomon/R.J. Claybaugh, Architects, Inc., and Bernd Foerster, A.I.A., to produce an architectural and historical survey of properties in the city. Federal funds for the survey derived from a comprehensive planning grant under Section 701 of the Housing Act of 1954, as amended.⁴⁵

During the 1980s, the city changed the boundaries of the historic district and further defined the responsibilities of the Heritage Commission through a series of ordinances and amendments resulting in City Ordinance 7917. By the end of that decade, the city met all standards and guidelines for inclusion in the State of Missouri's Certified Local Government Program. The State of Missouri Department of Natural

⁴⁵ City of Independence planning document.

Resources and the U.S. Department of the Interior, National Park Service, recognized the City of Independence as a Certified Local Government (CLG), effective August 11, 1987.⁴⁶

The Heritage Commission has wide powers for identifying and protecting historic properties, following guidelines established by the U.S. Department of the Interior and the State Historic Preservation Officer. The Commission reviews all nominations of properties in the city to the National Register of Historic Places, designates local historic districts, and establishes criteria for protecting properties within those districts. In carrying out these responsibilities, the Commission adheres to policies outlined in the National Park Service publications, "Criteria for Eligibility to the National Register of Historic Places" and the Secretary of the Interior's "Standards for Rehabilitation and Guide for Rehabilitating Historic Buildings."

Although Independence has made great strides in identifying and protecting historic resources, urban growth and development continue to threaten significant

⁴⁶ Letter from Frank Davis to the consultant, February 22, 1993.

buildings and structures in the city. As previously stated, an alarming five to ten percent of buildings identified as significant in the mid-1970s had been demolished by 1993. Additional buildings are threatened with demolition. It is hoped that this plan will point the way toward more effective identification and protection of historic resources in the future.

Protection of Historic Properties in Independence

Government-Owned Historic Properties

The City of Independence owns and maintains several important historical properties. These city-owned properties are, as follows:

1827 Log Courthouse, 107 West Kansas St.

Old Spring, Noland and Truman

Brady Cabin at the Old Spring Site

Bingham-Waggoner Estate

Vaile Mansion

Kritser House

Memorial Building

National Frontier Trails Ct. (Waggoner-Gates Mill)

The Jackson County Historical Society owns and maintains the 1859 Jail Museum and Marshall's House. Jackson County owns the Independence Square Courthouse.

The Department of the Interior, National Park Service, owns four historic properties in Independence. These are the Truman Home, the George P./May Wallace Home, the Frank Wallace Home, and the Noland Home. The National Park Service preserves and interprets these homes because of their significant associations with the life of President Harry S. Truman.

Harry S. Truman Landmark District

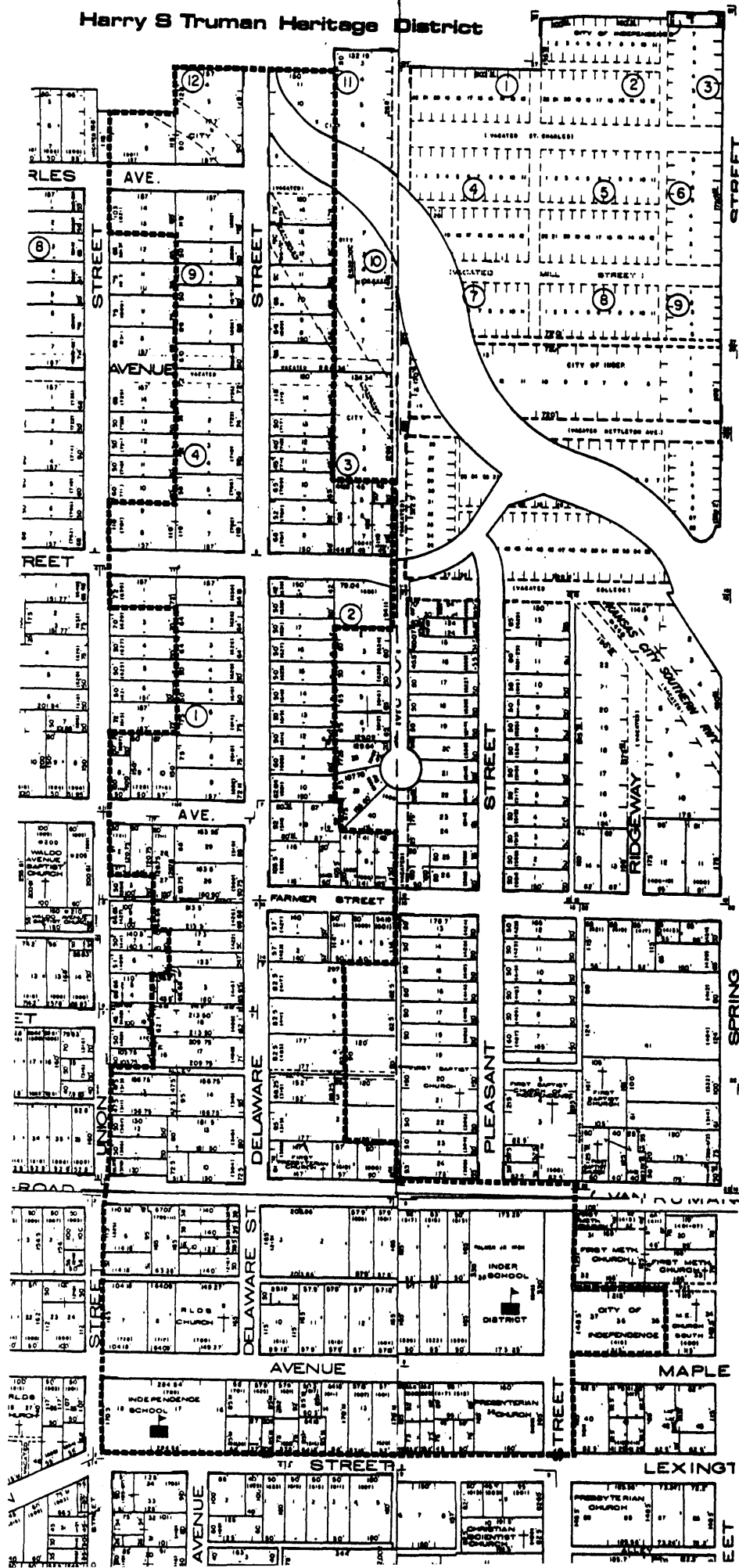
The Harry S. Truman National Landmark District encompasses a buffer zone, approximately one block wide, surrounding the Truman Home and a 0.7 mile-long corridor linking the Truman Home with the Harry S. Truman Library. The Secretary of the Interior established this district in 1972 under the authority of the Historic Sites Act of 1935.

Heritage Commission/Harry S. Truman Heritage District

The City of Independence has designated the Harry S. Truman Heritage District as an area having significant associations with Harry S. Truman. During the 1970s, this district extended well beyond its present boundaries. However, in 1984, the City of Independence narrowed the boundaries of the district to encompass the much more limited area shown on the map (page 30). In the interest of protecting the Landmark District and also because of the high density of historic resources in surrounding blocks, it would be desirable to expand the district to its former boundaries, i.e. Spring Street on the east, Independence (U.S. Highway 24) on the north, River on the west, and Lexington on the south. This area is

certainly worthy of further study. (See
Recommendations for Survey in this report.)

OFFICE OF THE ATTORNEY GENERAL



Contexts for Evaluation
of Historic Properties in Independence
MAJOR THEMES IN THE HISTORY OF INDEPENDENCE
National Register Bulletin 16A: Guidelines for

Completing National Register of Historic Places Forms
(Washington, D.C.: National Park Service, 1991)

provides a list of major categories for evaluating the significance of historic resources. The following categories (from this list) have special pertinence to the historic resources of Independence:

COMMUNITY PLANNING AND DEVELOPMENT (The design or development of the physical structure of communities).

Specific themes:

Early development of Independence as the seat of Jackson County

Development of Independence as a suburban haven in the late nineteenth and early twentieth century

Annexation of various small suburban communities in the second half of the twentieth century

An example of a property that should be evaluated in this context is the bus shelter at East Winner Road and East 16th Street.

ETHNIC HERITAGE (The history of persons having a common ethnic or racial identity.)

Specific themes:

African-Americans, Hispanic-Americans, and
European-Americans in Independence

An example of a property that should be evaluated in this context is the Second Baptist Church, 116 East White Oak Street.

EXPLORATION/SETTLEMENT (The investigation of unknown or little known regions; the establishment and earliest development of new settlements or communities.)

Specific themes:

Independence in relationship to the Santa Fe Trail, Oregon Trail, Mormon Trail, and California Trail

This theme is well developed in the literature. See the special section of materials on the Santa Fe, Oregon, and California Trails in the Bibliography.

An example of a property that should be evaluated in this context is the Waggoner-Gates Mill property, 526 South Osage Street.

POLITICS/GOVERNMENT (The enactment and administration of laws by which a nation, state or other political jurisdiction is governed; activities related to

political process.)

Specific themes:

Early political development of Jackson County

Civil War

Twentieth-century politics

Harry S. Truman

Note: The National Park Service has documented many sites related to President Truman. For instance, the NPS' Historic Structures Report, written by Ron Cockrell in 1984, identified three Truman boyhood homes, located at 909 West Waldo, 619 South Chrysler, and 902 North Liberty.

An example of a property that should be evaluated in this context is the City Hall/Police Station at 200 South Main Street.

RELIGION (The organized system of beliefs, practices, and traditions regarding mankind's relationship to perceived supernatural forces.)

Specific themes:

Early Churches in Independence

Mormonism

Mormon Wars, 1830s

Peaceful return of the Mormons, late nineteenth and 20th century

An example of a property that should be evaluated in this context is the RLDS Stone Church, 1021 West Lexington.

TRANSPORTATION (The process and technology of conveying passengers or materials.)

Specific themes:

Railroads

Streetcars

Automobiles and buses

An example of a property that should be evaluated in this context is the former Chicago and Alton Railroad Station at 1411 West South Avenue.

Catalog of Property Types

There are many helpful sources for identifying historic building types and styles. Among the most useful are Carole Rifkind, A Field Guide to American Architecture (New York: Bonanza Books, 1980), Marcus Whiffen, American Architecture Since 1780: A Guide to the Styles (Cambridge, Mass.: MIT Press, 1969), and Virginia and Lee McAlester, Field Guide to American Houses (New York: Knopf, 1984). Hugh Howard's How Old is this House? (New York: Farrar, Straus and Giroux, 1989) is a handy guide to the physical clues that help to place houses in their historical periods. Types and styles described below pertain to many buildings found in Independence. This catalog is meant to be suggestive and helpful rather than comprehensive.

Common building types and styles found in Independence include, the following:

Houses

Open Gable

Open gable, or gable-front houses appeared in the United States before the Civil War. This house type became very common after 1860 and persisted well into the twentieth century, especially in urban areas. The house type can be of one, one-and-one-half, or two

stories with a front-opening gable roof. See Figure One.

Figure 1



#334

338 W. S. C.

Gabled Ell (Gable-Front-and-Wing)

This house-type, which was common in the Midwest in the nineteenth and early twentieth century, featured a gable-front structure with an attached side-gabled wing, forming an L. Frequently, there was a shed-roofed porch placed within the L. These houses could be one or two stories in height, or they could be "stepped" with the roof ridge of the gable-front portion higher than that of the side-gabled wing.

wing. Ornamentation could take many forms. Figure Two.

Figure 2



524 W. South

#342

Victorian Stick House

Victorian stick houses, popular from 1860 to the 1890s, were pattern-book houses characterized by decorative truss work in the gable ends and varied patterns of wood siding and shingles on wall surfaces. Most of these houses had one-story porches. Figure Three.

Queen Anne

This Victorian style became very popular during

the boom years of the 1880s and remained so until the turn of the century. Characteristics of this house type include balloon frame construction, irregular floorplans, steeply pitched roofs, porches, towers, and picturesque detailing (called gingerbread). See Figure Four.

Figure 3



728 S. Main

D.S. [unclear]

Figure 4 Four



901 S. Main St.

#52 ~~1896~~

Folk Victorian

This house style, prevalent from 1870 through 1910, is characterized by the presence of Victorian "gingerbread" detailing on modest folk housing forms. Porches commonly have turned posts and lacelike decorations. Figure Five.

Shingle Style

This style is more casual and cozy than the Queen Anne, but is also associated with the late Victorian period (1880s-1900). Houses in this style present a

low profile, seeming to hug the ground, on heavy stone foundations. Wood shingles are often used for a textured effect. But textured surfaces are also achieved with clapboards and cut stone. Eyebrow dormers are a trademark of these houses. See Figure Six.

Figure 5



801 N. Liberty

F255

Figure 6 six



1210 W. Lexington

#36

Foursquare and "Shirtwaist" Foursquare

In the early twentieth century, the foursquare style became very common in the Midwest. Foursquare houses were square and box-like with two stories and a raised basement. Roofs were generally hipped and low in pitch. These houses frequently featured one-story porches. Some had dormers. A local variation of the basic foursquare was the "shirtwaist" house, which featured stone or brick on the first floor and shingles or clapboards on the second story. "Shirtwaists" are

very common in Kansas City and Independence. See Figure Seven.

Figure 7



619 S. Main St.

#234

Tudor

In the twentieth century, a variety of eclectic styles borrowed forms from the past. The tudor style, popular between 1890 and 1940, featured steeply pitched roofs, decorative half-timbering, massive chimneys, and tall, narrow multi-paned windows. Figure Eight.

Spanish Eclectic

Twentieth century eclectic styles, including

Spanish Eclectic, popular from 1915 to 1940, are common in Independence. Features of Spanish Eclectic houses include low-pitched roofs, red tile roof sheathing, arched door and window openings, and stucco siding. Figure Nine.

Figure 8



1420 W. Lexington

#202

Figure 9



702 Proctor Place

#512

Craftsman Bungalow

The craftsman bungalow is a common house type of the first half of the twentieth century. The classic bungalow is a one or one-and-one-half-story house with a square floorplan, a large front porch, and usually one or more dormers. Many bungalows are clad in cut stone or stucco to emphasize the quality of sturdiness. Wood or stucco may be stained in earth tones. Rafter

ends are commonly exposed at the eaves. Figure Ten.

Figure 10



2235

Churches

Independence is a town of many churches. Religious architecture appears in a wide variety of styles. A significant and also typical example is the Mount Washington Church (Fig. 11), constructed of stone in a Richardsonian Romanesque style, with Gothic Revival elements, that features arched door and window openings and a variety of windows of many sizes and types. See Figure Eleven.

Figure 11



584 S. Arlington Mt. Washington Church #1

Civic and Commercial Buildings

Public and commercial architecture in Independence takes a variety of forms from Victorian (Figure Twelve and Figure Thirteen) to classical (Figure Fourteen) to Spanish Mission (Figure Fifteen).

Figure 12



#40

200 W. Liberty

Figure 13



#34

Figure 14



#49 200 S. Main

Figure 15



#54

RECOMMENDATIONS FOR NATIONAL REGISTER NOMINATIONS

Properties listed on the National Register of Historic Places are deemed to possess historical and/or architectural significance and to be worthy of protection from demolition or improper alteration. Numerous properties in Independence are currently listed on the Register. These include:

Bingham-Waggoner Home and Estate, 313 W. Pacific Avenue

Dr. John S. Bryant, Jr., and Harriet Smart House, 519 S. Main

Jackson County Courthouse, Lexington and Maple and Liberty and Main

Jackson County Courthouse, 1827, 107 W. Kansas

Jackson County Jail and Marshall's House, 217 N. Main

Kritser House, 115 E. Walnut

Lewis-Webb House, 302 W. Mill

Charles Minor House, 314 N. Spring St.

Missouri-Pacific Depot, 600 S. Grand

Overfelt-Campbell-Johnston House, 305 S. Pleasant St.

Mormon Temple Site, Lexington Ave. and River Blvd.

Trinity Episcopal Church, 409 N. Liberty

Harry S Truman Historic District, N. Delaware
Street area

Harry S Truman National Historic Site, 219 N.
Delaware

Vaile Mansion, 1500 N. Liberty St.

Woodson-Sawyer House, 1604 W. Lexington

Sawyer/Jennings House, 510 N. Delaware St.

Many other properties in Independence are eligible for listing on the Register. Due to constraints of time and funding, it will be impossible to nominate all eligible properties. Each property must be evaluated according to its merits, regardless of listing on the Register or inclusion on the A-List in this survey plan (beginning on page 43).

Because of the singular historical, economic, political, and social importance of the Independence Courthouse Square, it would be advisable to assign top priority for the preparation of single-property National Register nominations for properties listed on the A List that are located on or very close to the Square in the Uptown Independence area. Specifically, nominations should be prepared for the following properties:

Residence, 127 East Kansas

Commercial Buildings, 208-212 West Lexington

Commercial Buildings, 209-211 West Lexington

Commercial Building, 200 N. Liberty

City Hall/Police Station, 200 South Main

Service Station, 401 West Maple

Second Baptist Church, 116 E. White Oak

Additional properties that should be given a high priority for nomination to the National Register include:

William McCoy Home, 410 West Farmer, for its architectural merit and association with the first mayor of Independence

Former Chicago and Alton Railroad Station, 1411 West South Avenue, for its architectural merit and association with the development of transportation systems.

Catalog of Selected Properties
List A (1993)
(See Map: Selected Properties)

The properties in this list have not been previously listed on the National Register and are not located within the boundaries of recognized historic districts. These properties should be considered eligible for National Register listing.

Note: This list has been compiled by revising and supplementing the 1976 A-List. For further information on properties listed on the 1976 A-List, see Appendix V (bound separately).

This list is not exhaustive. Omission from this list does not necessarily mean that the property lacks merit. Future survey activities will undoubtedly result in the identification and documentation of many historically significant properties.

Site numbers correspond to numbers on the map entitled "Selected Properties" in Appendix IV.

Address	Property Type	#
584 S. Arlington	Church	1
614 S. Brookside	Cemetery	2
1403 W. College Lewis-Gentry Home	Residence	125
600 S. Cottage	Industrial	3
3940 S. Crysler	Residence	5
4207 S. Crysler	Residence	127
N. Dodgion & E. Truman Rd.	Power Station & Cabin	14
1215 W. Elm	Fire Station	16
415 N. Eubank	Residence	17

131 E. Farmer Vietta Garr Home	Residence	419
136 E. Farmer Dr. Pearley's Office	Residence	420
138 E. Farmer Palestine Baptist Church	Church	421
410 W. Farmer Wm. McCoy Home	Residence	18
1024 S. Forest	Residence	19
501 Hocker	Farm house	422
9605 E. Independ.	Apt./store	161
127 E. Kansas	Residence	22
17500 E. Kentucky	Residence	26
2909 Lee's Summit	Glendale Farm	27
3210 Lee's Summit	Drumm Farm	28
602 E. Lexington	Residence	31
901 E. Lexington	Residence	428
208-212 W. Lexingt.	Commercial	33
209-211 W. Lexingt.	Commercial	34
1021 W. Lexington	Stone Church R.L.D.S.	195
1034 W. Lexington	Restoration Trail Foundation	35
1210 W. Lexington	Residence	36
1034 W. Lexington	Smith Cabin	37
1034 W. Lexington	Flournoy Cabin	38
200 N. Liberty	Commercial	40

611 N. Liberty	Church St. Mary's	43
526 S. Liberty	Residence	45
825 N. Main	Residence Flourney-Wall.	48
200 S. Main	City Hall/Pol.	49
722 S. Main	Residence	50
728 S. Main	Residence	51
801 S. Main	Residence	52
1106 S. Main	Residence	53
401 W. Maple	Service Sta.	54
3306 R.D. Mize Rd.	Residence	438
17601 R.D. Mize Rd.	Farm House	59
18525 R.D. Mize Rd.	Farm House	60
701 S. Noland Rd.	Woodlawn Cem.	61
526 S. Osage	Waggoner-Gates Mill	62
108 S. Overton	Residence	63
143 E. Pacific	Residence	64
701 S. Park	Residence	66
100 N. Pleasant	Church	67
116 S. Pleasant	Residence	69
125 S. Pleasant	Church	70
701 Proctor Place	Residence	74
117 W. Ruby	Residence	327
Bess Truman Birthplace		

1631 Salisbury	Motor Court	76
119 W. Sea	Residence	333
138 W. Sea	Residence	77
1601 W. Short	Residence	79
702 E. South Ave.	Residence	80
1411 W. South Ave.	Railroad Sta.	81
412 N. Spring	Residence	82
1801 S. Sterling	Residence	83
E. Truman Rd and Blue Ridge Blvd.	Bridge	84
10201 E. Truman Rd.	Residence	348
16000 E. Truman Rd.	Farm	85
500 W. Truman Rd.	Church	86
1300 E. U.S. 24	Spring House	88
1534 E. U.S. 24	Residence	89
9800 E. U.S. 40	Restaurant	90
820 W. Waldo	Residence	370
909 W. Waldo	Residence Truman Boyhood	93
1105 W. Waldo	Residence	371
108 E. Walnut	Warehouse/mus.	374
1001 W. Walnut	R.L.D.S. Aud.	96
116 E. White Oak	Church	97
9301 E. Wilson Rd.	Service Sta.	98

E. Winner Rd. and E. 16th St.	Bus Shelter	99
9725 E. Winner	Residence	387
9755 E. Winner	Residence	388
9835 E. Winner	Residence	389
9836 E. Winner	Residence	390
9867 E. Winner	Residence	
9875 E. Winner	Residence	391
10917 E. Winner	Theater	395
11026 E. Winner	Commercial	396
11426 E. Winner	Residence	399
11500 E. Winner	Residence	400
11501 E. Winner	Residence	401
11514 E. Winner	Residence	402
11521 E. Winner	Residence	403
11605 E. Winner	Residence	404
11425 E. Winner Rd.	Residence	100
900 W. 23rd St. /W. Alton	Commercial	103

RECOMMENDATIONS FOR SURVEY

As previously mentioned, Independence Square is an area of tremendous historical and economic significance that certainly merits further study. Unfortunately, mid-twentieth-century urban renewal projects took a toll on the historic fabric in this area. It is the opinion of the consultant that the large number of altered properties and a lack of sufficient density of historic resources would make it difficult to establish a historic district in the Square. Individual properties deemed to be eligible should be nominated for Register listing. (See Recommendations for National Register Nominations in this report.)

Similarly, the area north of the square, a portion of which was previously included in the Truman Heritage District as a buffer zone around the Landmark District, also contains many significant properties, including some pre-Civil War properties, Civil War sites, and a wealth of architectural styles. However, in the opinion of the consultant, the area may lack the density and cohesion necessary for a National Register historic district. This area, excluding the Truman Heritage District, bounded by Truman on the south, Noland Road on the east, U.S. 24 Highway on the north,

and Forest on the west, should be studied with the object of documenting and nominating single properties to the Register. The City of Independence might also reconsider the desirability of protecting a buffer area around the Landmark District.

The consultant recommends the following areas as worthy of intensive survey:

See Map: Proposed Survey Areas

South Main Street Residential Survey Area,

consisting of the residential area bounded on the south by 23rd Street, on the west by Pleasant Street, on the north by Walnut Avenue, and on the east by Noland Road. This area contains a high concentration of architecturally significant houses, constructed between the 1860s and the 1940s. An intensive survey should document approximately 180 historically and/or architecturally significant properties associated with the rebirth of Independence after the Civil War and its subsequent development as a market center, political center, and suburban residential community.

African-American Heritage Survey Area, bounded on the south by Truman Road, on the west by Main Street, on the north by Independence Avenue, and on the east by Dickinson. Despite some losses of building stock, this

traditionally African-American neighborhood contains many architecturally and historically significant properties of the late nineteenth through the mid-twentieth century, including churches, businesses, and homes. Intensive survey of the area should result in the identification of at least 125-150 such properties. The major areas of significance will be Architecture and Ethnic Heritage -- Black. The essential source for this survey will be William J. Curtis, A Rich Heritage: A Black History of Independence, Missouri (Kansas City, Mo., 1985), which is available at Mid-Continent Public Library.

Winner Road Corridor Survey Area, bounded on the east by Forst, on the west by Brookside, on the north by 15th Street to Ash Street and by Truman to Brookside, and on the south by 19th Street to Northern, and by 18th Street to Brookside. This area was developed in the late nineteenth through the mid-twentieth century and annexed to Independence after 1946. Within the boundaries here outlined are numerous residential enclaves as well as commercial areas (such as Englewood). The area is very densely populated and has an extremely high number of architecturally and historically significant buildings.

Intensive survey of the area should result in the identification and documentation of at least 300 properties. Areas of significance should be Architecture, Transportation, Commerce, and Community Development.

Suburban Residential Survey Area, encompassing the old suburban neighborhoods along Highway 24 at the western edge of Independence, roughly bounded by Truman Road on the South, Blue Ridge Blvd. on the west, Parkview on the north, and Hardy on the south. This is a large and complex area encompassing many cohesive neighborhoods. Building types include commercial buildings, churches, schools, and residential buildings, constructed between the 1880s and the 1940s. These neighborhoods developed along streetcar lines -- and later along bus lines as suburbs of Kansas City. They were annexed to Independence after 1946. Many ethnic groups are represented here. A survey of this area will be a large undertaking. Reconnaissance survey and a thorough study of available documents should precede intensive survey. Intensive survey should identify at least four hundred significant properties in this area.



RAILWAY AND STREETCAR SUBURBAN
DEVELOPMENT SURVEY AREA



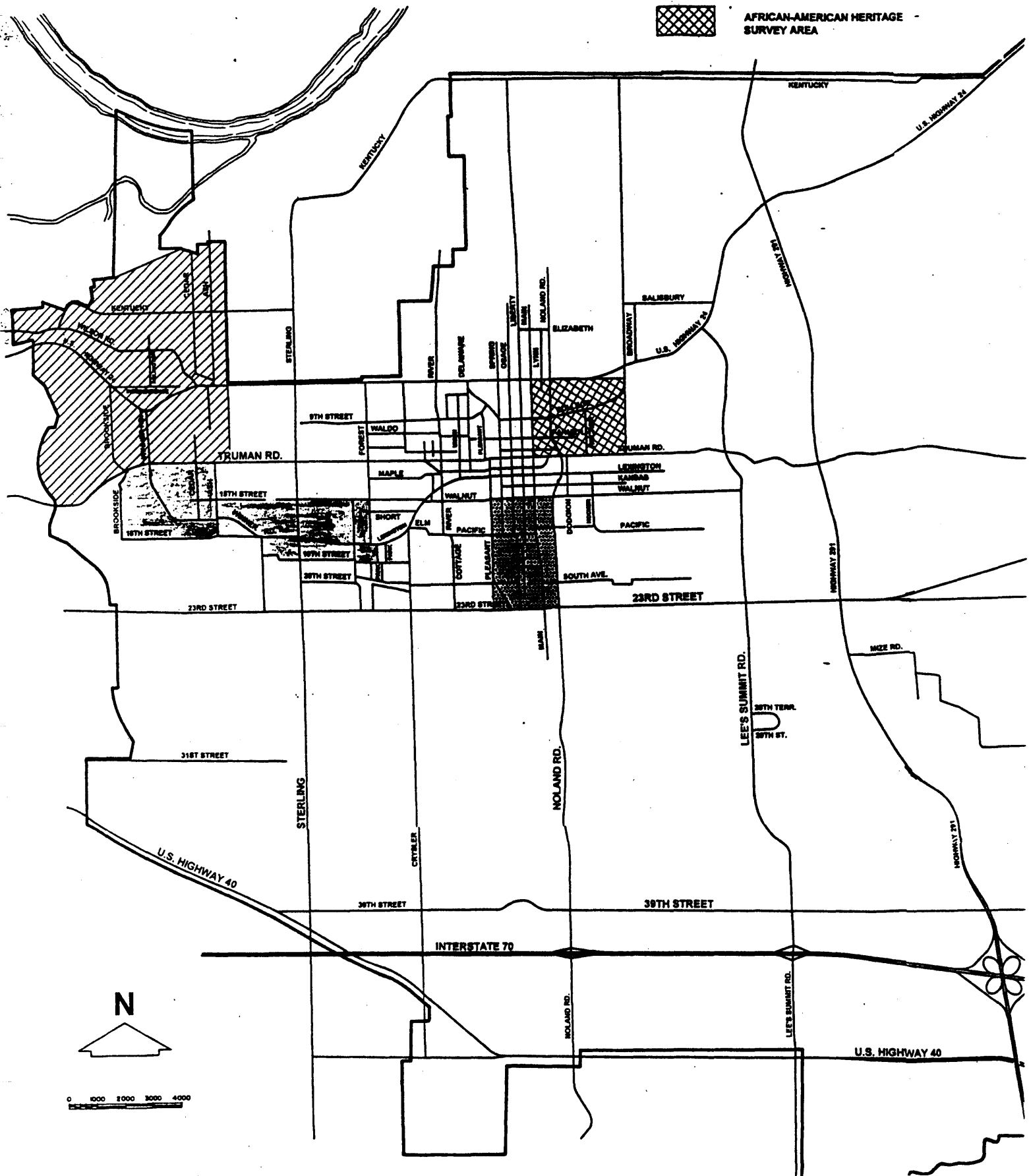
SOUTH MAIN STREET RESIDENTIAL
SURVEY AREA



WINNER ROAD CORRIDOR



AFRICAN-AMERICAN HERITAGE
SURVEY AREA



PRIMARY SOURCES IN INDEPENDENCE HISTORY

Independence is blessed with a wealth of historical source material held in a wide variety of repositories, including, the following:

Harry S. Truman Memorial Library

As presiding judge of Jackson County in the 1920s and early 1930s. Harry S. Truman played an important role in the development of Independence as a thriving modern city. The Truman Library is an excellent source of primary and secondary source material on Truman's career before he became President of the United States.

Harry S. Truman National Historic Site (National Park Service)

The National Park Service interprets the family life of Harry S. Truman, particularly in the years between 1953 and 1982. The NPS has also studied and documented buildings and structured relating to President Truman and his family. Publications, reports, and documents on file at the site are valuable for historical research.

Jackson County Historical Society

This excellent research facility located in the Jackson County Courthouse contains primary and secondary sources for the study of local history.

Among the unpublished documents that proved useful in the preparation of this report were a paper by Katherine Goldsmith on the career of Willard E. Winner, a paper by Edward F. Bowman on the same subject, and an excellent paper by William J. Curtis entitled "An Outline of the History of Independence, Mo."

Mid-Continent Public Library, North Independence Branch

This library has a very large local history and genealogy section that contains published works on the history and culture of Independence, a large clippings file on the history and politics of Independence, the United States Census and other standard sources for historical and genealogical research.

Neighboring Kansas City also possesses numerous historical repositories, including the Missouri Valley Special Collections Department of the Kansas City Public Library, the Kansas City Branch of the National Archives, and the Western Historical Manuscripts Collection-Kansas City.

Non-local repositories containing significant bodies of source material include the State Historical

Society of Missouri, Columbia, and the Missouri State Archives, Jefferson City. The Capitol Fire Documents at the Missouri State Archives contain material relating to several early corporations in Independence.

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APPENDIX I

INDEPENDENCE, MISSOURI

CITY LIMITS

Jackson and Clay Counties

City Limits as of Dec. 31, 1975

Beginning at a point 200 feet south and 200 feet west of the northwest corner of the northeast quarter of Section 17, Township 49N, Range 32W^(A); thence due north to point 195 feet north of east-west centerline of Section 8, Township 49N, Range 32W^(B); thence west along a line parallel to the east-west centerline and 195 feet north of the east-west centerline, to the east right-of-way of Blue Ridge Boulevard⁽¹⁾; thence in a northerly direction along the easterly right-of-way line of Blue Ridge Boulevard to a point 180 feet south of the south line of the north half of the north half of Section 6, Township 49N, Range 32W^(C); thence easterly 200 feet from the right-of-way on a line drawn perpendicular to the centerline of Blue Ridge Boulevard⁽²⁾; thence northerly on a line 200 feet parallel to the centerline of Blue Ridge Boulevard to a point 200 feet north of the north right-of-way line of U.S. Highway 24, (also known as Winner Road); thence west and parallel to north right-of-way of U.S. Highway 24, 800 feet⁽³⁾; thence due north to a point 150 feet north of the east-west centerline of Section 31, Township 50N, Range 32W; thence east to the east line of the said Section 31; thence north along said east line of the said Section 31 to the south right-of-way line of the Gulf, Mobile and Ohio Railroad; thence southeasterly along the southerly right-of-way line of the Gulf, Mobile and Ohio Railroad to the centerline of Kentucky Avenue; thence northerly and easterly along the centerline of said

(A) Ordinance 12643 (12632) 1948 Annexation

(B) Ordinance 14871 (14627) 1961 Annexation

(C) Ordinance 14871 (14627) 1961 Annexation

(1) Ordinance 14871 (14627) 1961 Annexation (Paraphrased)

(2) Ordinance 14871 (14627) 1961 Annexation (Paraphrased)

(3) Ordinance 14871 (14627) 1961 Annexation (Paraphrased)

Kentucky Avenue to its intersection with the centerline of Hillcrest Road; thence in a northerly direction along the centerline of Hillcrest Road to its intersection with the centerline of Norledge Avenue; thence north parallel with the north-south centerline of Section 32, Township 50N, Range 32W, to the south line of the northeast quarter of the northwest quarter of said Section 32; thence east to the north-south centerline of said Section 32; thence north along the north-south centerlines of Sections 32 and 29, Township 50N, Range 32W, to the centerline of the Missouri River as now established, said centerline of channel being located in Clay County, Missouri; thence in an easterly direction along said centerline of channel, to a point due north of a point on the South Bank of the Missouri River as established by survey dated September 5, 1914, said point being 127.4 feet north of a point on the northerly right-of-way line of the Atchison, Topeka and Santa Fe Railway Company which is 2051.8 feet southwesterly of the point of intersection of the northerly right-of-way line of said railway company and the north-south centerline of Section 28, Township 50N, Range 32W, said distance measured along northerly right-of-way line of said railway company; thence south to said point on the South Bank of Missouri River; thence south 247.8 feet to a point on the southerly right-of-way line of the Atchison, Topeka and Santa Fe Railway Company; thence southwesterly and southerly along southerly right-of-way line of said railway company to a point on the southerly right-of-way line of said railway company which is the northwest corner of Lot 3, Hugh L. McElroy Farm; thence south 592.0 feet more or less along the west lines of Lots 3 and 4, Hugh L. McElroy Farm, to the southwest corner of the north 417.47 feet of Lot 4, Hugh L. McElroy Farm; thence east 657.7 feet to a point on the east line of Section 32, Township 50N, Range 32W, said point being 417.47 feet south of the northeast corner of said Section 32; thence south 60 degrees, 47 minutes east a distance of 86.64 feet to the southwest corner of Lot 232, McElroy Heights; thence southeasterly 398.78 feet along the

southerly lines of Lots 232, 233, 234, 235, 236, 237, 238, 239, 240, and 241 (northerly right-of-way line of Park View Avenue), McElroy Heights, to the southeast corner of said Lot 241; thence northeasterly 5.87 feet to a point on the westerly line of Lot 242, McElroy Heights; thence east 203.46 feet along a line of the west prolongation of the south line of Lot 216, McElroy Heights and continuing along the south line of said Lot 216 to the southeast corner of said Lot 216, said point being on the west right-of-way line of Huttig Avenue; thence north 360 feet along the west right-of-way line of Huttig Avenue to a point 31.55 feet west of the east line of Lot 8, Hugh L. McElroy Farm; thence east 60 feet to the northwest corner of Lot 170, McElroy Heights; thence east 270 feet along the north line of Lots 170 and 169, McElroy Heights, to the northeast corner of said Lot 169; thence northeasterly 64.94 feet to the northwest corner of Lot 42, McElroy Heights; thence east 450 feet along the north line of Lots 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, and 32, McElroy Heights, to the northwest corner of Lot 31, McElroy Heights; thence south along the west line of Lots 31, 54, 65, 88, 99, 122, and 133, McElroy Heights to the southwest corner of said Lot 133; thence west along the north right-of-way line of Norledge Avenue to its intersection with the west line of an alley between Hardy and Willow Avenues; thence south along the west line of said alley to the southeast corner of Lot 174, Jackson Lithia Place; thence east 6 feet to the centerline of an alley which intersects with Scarritt Avenue; thence south to a point 12 feet south of the southwest corner of Lot 105, Jackson Lithia Place; thence west 25 feet to the northwest corner of Lot 102, Jackson Lithia Place; thence south to a point on the north line of Lot 105, Fairmount Addition; thence east 25 feet to the northwest corner of Lot 130, said Fairmount Addition; thence south to the northwest corner of Lot 187, Fairmount Addition; thence south to a point on the north right-of-way line of U.S. Highway No. 24, said point being due south of the southwest corner of Lot

10, Cusenbary Homestead; thence east along the north right-of-way line of U.S. Highway 24^(D) to a point 200 feet west of the northwest corner of the east half of the northwest quarter of Section 3, Township 49N, Range 32W; thence north 200 feet⁽⁴⁾; thence east parallel to and 200 feet north of the north line of said Section 3, to a point 200 feet north and 200 feet west of the southeast corner of the southwest quarter of Section 34, Township 50N, Range 32W⁽⁵⁾, thence north 2,640 feet to a point 200 feet north and 200 feet west of the center of Section 34; thence east parallel to and 200 feet north of the east-west centerline of Section 34⁽⁶⁾ to a point 200 feet north and 300 feet west of the westerly right-of-way line of River Boulevard; ⁽⁷⁾ thence northerly on a line parallel and 300 feet west of the westerly right-of-way of River boulevard to a point that is 50 feet north of the east-west centerline of the northeast quarter of Section 34, Township 50N, Range 32W; thence east along a line 50 feet north of the east-west centerline of the northeast quarter of Section 34 to the west line of Lot 8, Kemper Place⁽⁸⁾; thence north 546.94 feet along the west line of Lot 8, Kemper Place⁽⁹⁾, thence east 439.72 feet along the north line of Lots 3 and 1, Silver Lane Lawn Annex; thence north on a line parallel and 448.8 feet west of the east line of Section 34, Township 50N, Range 32W, to a point on the north line of said Section 34; thence west 46.1 feet to a point on the centerline of McBride Avenue⁽¹⁰⁾; thence north to the Kentucky Hills Subdivision; thence west to the southwest corner of Lot 424, Kentucky Hills Subdivision, thence north to the northwest corner of Lot 290, Kentucky Hills Subdivision; thence west to the southwest corner of Lot 285, Kentucky Hills Subdivision; thence north along the west line of Kentucky Hills Subdivision to the northwest corner of

- (D) Ordinance 14871 (14627) 1961 Annexation
- (4) Ordinance 12643 (12632) 1948 Annexation (Paraphrased)
- (5) Ordinance 12643 (12632) 1948 Annexation (Paraphrased)
- (6) Ordinance 12643 (12632) 1948 Annexation (Paraphrased)
- (7) Ordinance 13999 (13898) 1955 Annexation (Paraphrased)
- (8) Ordinance 13999 (13898) 1955 Annexation (Paraphrased)
- (9) Ordinance 14869 (14621) 1960 Annexation (Paraphrased)
- (10) Ordinance 14869 (14621) 1960 Annexation (Paraphrased)

Lot 225: thence east to the southwest corner of Lot 224; thence north along the west line of Kentucky Hills Subdivision to the north line of Section 27, Township 50N, Range 32W; thence west 75.93 feet along the north line of said Section 27; thence north 200 feet⁽¹¹⁾; thence easterly 200 feet north of and parallel to the south line of Section 20, Township 50N, Range 31W, to a point intersecting with the north right-of-way of U. S. Highway 24 as now established⁽¹²⁾; thence northerly and easterly along the north right-of-way of U.S. Highway 24, as now established to a point of intersection with an extension north of the east section line of Section 21, Township 50N, Range 30W⁽¹³⁾; thence south along the said east section lines of Sections 21 and 28, Township 50N, Range 30W, and Section 33, Township 50N, Range 30W and Section 4, Township 49N, Range 30W, to the south right-of-way line of Truman Road⁽¹⁴⁾; thence westerly along the south right-of-way line of Truman Road to a point of intersection with a line that is parallel and 300 feet east of the centerline of State Highway No. 7 as established⁽¹⁵⁾; thence south along a line 300 feet east and parallel to the centerline of Missouri Highway 7, as established, to a point that is 250 feet north of the south section line of Section 18, Township 49N, Range 30W; thence west along a line 250 feet north and parallel to the south line of said Section 18, to a point on the east line of Section 13, Township 49N, Range 31W, the said point being 250 feet north of the southeast corner of the said Section 13; thence south along the section line of the said Section 13, to the southeast corner of the said Section 13; thence west along the south section lines of Sections 13, 14, and 15, Township 49N, Range 31W to a point of intersection with the east right-of-way line of R. D. Mize Road⁽¹⁶⁾; thence south and southeasterly along said east

(11) Ordinance 14869 (14621) 1960 Annexation (Paraphrased)

(12) Ordinance 14869 1960 Annexation (Paraphrased) & 15543 (15624) 1961 Annexation (Paraphrased)

(13) Ordinance 3032 1974 Annexation (Paraphrased)

(14) Ordinance 3033 1974 Annexation 3032 & 1974 Annexation (Paraphrased)

(15) Ordinance 3033 1973 Annexation (Paraphrased)

(16) Ordinance 3034 (2861) 1975 Annexation (Paraphrased)

right-of-way line of R. D. Mize Road to an intersection with the east right-of-way line of Woods Chapel Road; thence south along the east right-of-way line of Woods Chapel Road to an intersection with the north right-of-way line of Interstate Route 70; thence westerly along the north right-of-way line of Interstate Route 70, to an intersection with the east line of Section 28, Township 49N, Range 31W; thence south along said east line to the southeast corner of Section 28, Township 49N, Range 31W; thence west to the centerline of the Little Blue River^(E); thence southwesterly along the centerline of the Little Blue River to a point 180 feet east of the east right-of-way of Lee's Summit Road; thence north along a line parallel to and 180 feet east of the east right-of-way of the Lee's Summit Road to a point 300 feet north of the east-west centerline extended of Section 25, Township 49N, Range 32W; thence west along a line north and parallel to the east-west centerline of Sections 25 and 26, Township 49N, Range 32W to a point 300 feet north and 300 feet east of the center of said Section 26⁽¹⁷⁾; thence south to a point 300 feet south and 300 feet east of the center of said Section 26; thence west parallel to and 300 feet south of the centerline of Old U.S. Highway No. 40 to a point on the east line of Section 27, Township 49N, Range 32W; thence south along the east line of Sections 27 and 34, Township 49N, Range 32W, to a point 880 feet south of the northeast corner of said Section 34; thence west to the southeast corner of the property of the Consolidated School District #2, also known as Chapel School, located in Section 34, Township 49N, Range 32W⁽¹⁸⁾; thence north to a point 180 feet south of the east-west centerline of Section 27, Township 49N, Range 32W and 845 feet west of the north-south centerline of said Section 27; thence east 380 feet

(E) Ordinance 3035 (2864) 1975 Annexation

(17) Ordinance 14621 (14868) 1960 Annexation (Paraphrased)

(18) Ordinance 13994 (13899) 1955 Annexation (Paraphrased)

parallel to the east-west centerline of said Section 27 to a point 180 feet south of the east-west centerline of said Section 27; thence north to a point 1,401 feet south of the north line of Section 27, and 860 feet east of the northwest corner of the northeast quarter of the northwest quarter of Section 27, Township 49N, Range 32W; thence east parallel to the north line of said Section 27 to a point 180 feet east of the north-south centerline of said Section 27; thence north to a point 300 feet southwesterly of the centerline of U.S. Highway No. 40⁽¹⁹⁾; thence in a northwesterly direction 300 feet southwest of and parallel to U.S. Highway No. 40 to the north and south centerline of the southwest quarter of Section 17, Township 49N, Range 32W; thence north to the northeast corner of the northwest quarter of the southwest quarter of Section 17, Township 49N, Range 32W; thence east along the centerline of Section 17 to the west line of Blue Ridge Boulevard; thence northeasterly along the west line of Blue Ridge Boulevard to the northwest corner of the intersection of Blue Ridge Boulevard and Westport Road; thence northwesterly along the easterly line of Blue Ridge Boulevard to a point 200 feet south of the centerline of 27th Street; thence east to beginning^(F).

(F) Ordinance 13994 (13899) 1955 Annexation

(19) Ordinance 13994 (13899) 1955 Annexation (Paraphrased)

APPENDIX II

0665A

RESOLUTION BILL NO. 84-739

RESOLUTION NO. 2404

A RESOLUTION AUTHORIZING THE CITY MANAGER TO FILE AN APPLICATION WITH THE MISSOURI DEPARTMENT OF NATURAL RESOURCES FOR DESIGNATION AS A CERTIFIED LOCAL GOVERNMENT TO PERMIT PARTICIPATION IN VARIOUS HISTORIC PRESERVATION PROGRAMS.

WHEREAS, the Historic Preservation Act of 1966 established certain relationships between federal and state governmental programs, regarding mutual historic preservation entities; and,

WHEREAS, in an effort to make more equitable the administration of programs and distribution of funds related to federal and state historic preservation interests, the Congress of the United States promulgated and passed Public Law 96-515, commonly known as the Historic Preservation Amendments Act of 1980; and,

WHEREAS, this legislation calls for the establishment of a "certified local government" program for the states in general that wish to be eligible for participation in various historic preservation programs of a federal/state nature; and,

WHEREAS, the programs adopted by the states must contain at a minimum 1) local responsibility for review and approval of nominations of properties to the National Register of Historic Places and 2) eligibility to apply to the State Historic Preservation Officer for matching funds earmarked for "certified local governments"; and,

WHEREAS, certification for participation in such a program requires local governments desiring to do so to submit certain documents and papers to the state for their review and recommendation; and,

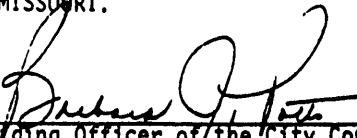
WHEREAS, the Heritage Commission of the City of Independence has reasoned that it would be beneficial for the City of Independence to avail itself of "certified local government" status within the context of the attached outline as provided by the Missouri Department of Natural Resources; and,

WHEREAS, the City Council feels that it is in the best interest of the City of Independence and its citizens to promote and otherwise make application for "certified local government" status under the guidelines as proposed by the Missouri Department of Natural Resources.

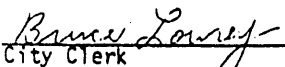
NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI, AS FOLLOWS:

SECTION 1. That the City Manager be and is hereby instructed to make the necessary arrangements for the submission of all papers and documents to the Missouri Department of Natural Resources in anticipation of the City of Independence's approval by the State of Missouri as a fully participating member in the "certified local government" program as proposed by the State of Missouri, eligible for all amenities and privileges incumbent with said status.

PASSED THIS 19th DAY OF November, 1984, BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI.


Presiding Officer of the City Council
of the City of Independence, Missouri

ATTEST:


City Clerk

APPROVED AS TO FORM ONLY:


City Counselor

REVIEWED BY:


City Manager

BILL NO. 86-578ORDINANCE NO. 9477

AN ORDINANCE REPEALING ARTICLE 30 OF CHAPTER 1 OF THE INDEPENDENCE CITY CODE AND ENACTING IN LIEU THEREOF A NEW ARTICLE 30 TO MAKE NECESSARY CHANGES, INCLUDING CLARIFICATION OF DUTIES AND DOCUMENTING THE PURPOSE OF THE HERITAGE COMMISSION.

WHEREAS, in response to recommendations from the Missouri Historic Preservation Officer the current members of the Independence Heritage Commission recommend a wording change to Article 30 of Chapter 1 of the Independence City Code.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI, AS FOLLOWS:

SECTION 1. That Article 30 of Chapter 1 of the "Code of the City of Independence, Missouri," be and is hereby repealed and a new Article 30 enacted in lieu thereof in the following words and phrases:

"ARTICLE 30. HERITAGE COMMISSION

SEC. 1.30.001. ESTABLISHMENT AND PURPOSE.

A. A Heritage Commission is hereby established.

B. The purpose of this Article is to promote the educational, cultural, economic and general welfare of the community by:

1. Providing a mechanism to identify and preserve the distinctive historic and architectural characteristics of Independence which represent elements of the City's cultural, social, economic, political and architectural history;
2. Fostering civic pride in the beauty and noble accomplishments of the past as represented in Independence's landmarks and historic districts;
3. Conserving and improving the value of property designated as landmarks or within historic districts by working with citizens, professional members, technicians and consultants of applicable disciplines, City staff, other interested parties and organizations and with all appropriate levels of government;
4. Protecting and enhancing the attractiveness of the City to homebuyers, tourists, visitors, and shoppers, and thereby supporting and promoting business, commerce, industry, and providing economic benefit to the City by working with citizens, professional members, technicians and consultants of applicable disciplines, City staff, other interested parties and organizations and with all appropriate levels of government;
5. Fostering and encouraging preservation, restoration and rehabilitation of structures, areas, and neighborhoods and thereby preventing future urban blight.

SEC. 1.30.00[3]2. MEMBERSHIP.

The Heritage Commission shall consist of seven (7) members. The Director of the Truman Library shall serve as an ex-officio voting member. Other members of the Heritage Commission shall be appointed by the City Council. With the exception of the Director of the Truman Library, the members of the first Heritage Commission appointed shall serve one for one (1) year, one for two (2) years, two for three (3) years, and two for four (4) years. Thereafter these members shall be appointed for terms of four (4) years. Any vacancy shall be filled within sixty (60) days through appointment by the City Council for

the period of the unexpired term. No member shall serve for more than two (2) full consecutive terms, and no member who has served two (2) full consecutive terms shall be reappointed to the Heritage Commission within less than four (4) years. Any member shall be removable for cause by the Council upon written charge and after public hearing. Commission members shall have a demonstrated interest, competence, or knowledge in historic preservation. The City Council shall determine the eligibility of commission members.

SEC. 1.30.003. MEETINGS.

A. The Heritage Commission shall adopt by-laws to govern its proceedings and to carry out the purpose and intent of this Article and shall elect its own officers. All meetings of the Heritage Commission shall be public. Notice of all meetings shall be provided pursuant to the Missouri "Open Meetings Act" found in Chapter 610 of Missouri's Revised Statutes. Copies of notices of all meetings, agenda and minutes shall be provided to members of the City Council. The Heritage Commission shall keep minutes of its proceedings, including the vote upon every question. All of the records of the Heritage Commission shall be public.

B. The City Manager shall provide personnel and materials necessary to carry out the purposes of the Heritage Commission.

SEC. 1.30.004. POWERS AND DUTIES.

A. The Heritage Commission shall recommend to the Council the establishment of Heritage Districts.

B. Plans for construction, placement, demolition, removal, or substantial exterior alteration of any structure and the development and maintenance of the landscape in a Heritage District shall be reviewed by the Heritage Commission prior to commencement of work. Findings of such review will be forwarded to any requesting department or the Council, whichever appropriate, within thirty (30) days.

C. The Commission shall submit an annual report of the Commission's activities to the City Council. The report shall include, but not be limited to the number and type of cases reviewed, any new designations, the revised resumes of Commission members, meeting attendance records, and minutes of all meetings. The report shall be due within sixty (60) days of the end of the City's fiscal year. The report shall include an updated survey of the City's historic properties. A copy of the annual report shall be forwarded to the Missouri Historic Preservation Officer.

D. Each Commission Member shall attend at least one informational or educational meeting pertaining to historic preservation per year. Such informational or educational meeting shall be approved or conducted by the Missouri Historic Preservation Officer. The cost of attendance of such meetings shall be paid from funds included in the annual City budget and expended in accordance with current City policies as amended or revised. The City Council by official action may excuse any member from this requirement when in the Council's judgment this requirement poses an undue hardship on said member or members.

E. The Commission shall be guided in its deliberations on or about historic properties by the National Park Service criteria as published in the "Criteria for Eligibility to the National Register of Historic Places" and the Secretary of Interior's "Standards for Rehabilitation and Guide for Rehabilitating Historic Buildings".

F. The Commission shall review all nominations proposed within the City for the National Register of Historic Places and make recommendations to the City Council.

G. The Commission shall strive to maintain the City's historic preservation activities in accordance with the Missouri Statewide comprehensive historic preservation planning process.

SEC. 1.30.005. DESIGNATION OF HERITAGE DISTRICT.

A. A Heritage District is a site or area, together with all its natural characteristics and man-made improvements, that is identified with historic personages or with important events; or that embodies the distinguishing characteristics of a particular era of history; or that exemplifies an important aspect of community design; or that contains a structure or structures of considerable architectural value.

B. The purpose of establishing a Heritage District is to preserve its historical or aesthetic value while permitting and encouraging efficient and economical continued use in either private or public ownership.

C. In order to fulfill the objectives both of preservation and viable usage, the Heritage Commission shall on a continuing basis evaluate sites and areas within the City to determine those that apparently have the characteristics of a Heritage District as set out in this section.

D. Upon tentative identification by the Heritage Commission of a possible Heritage District, the Heritage Commission shall have prepared an analysis of existing characteristics of the proposed district, which shall include land use, structural conditions, major landscape features, lot coverage, public facilities, and utility service. The analysis shall include a dated exterior photograph of each primary structure. The Heritage Commission also shall have prepared a brief of the particular historical or aesthetic characteristics of the site or area providing background information justifying inclusion of the site or area in a Heritage District. Both the analysis of existing characteristics and brief shall be public records.

E. Acceptance of any site or area on the National Register of Historic Places as a Historic Landmark or Historic Place by the National Park Service of the Department of the Interior of the United States shall satisfy the requirements for an analysis of existing characteristics and brief.

F. Upon completion of the analysis of existing characteristics and brief, the Heritage Commission shall have prepared detailed criteria for the development and maintenance of the landscape and the construction, placement, demolition, removal, or substantial exterior alteration of any structure in such a way as not to detract from the historic or aesthetic value of the proposed district as established by the analysis of existing characteristics and brief. These criteria shall be public records.

G. The Heritage Commission shall then transmit to the Planning Commission and to the Council a legal description of the proposed Heritage District together with the criteria for landscaping and construction, placement, demolition, removal, or substantial exterior alteration of any structure within the proposed district.

H. The Council, after public hearing and after recommendation by the Planning Commission, may then designate a site or area to be a Heritage District and adopt the accompanying criteria for development and maintenance of landscape and construction, placement, demolition, removal, or substantial exterior alteration of any structure.

SEC. 1.30.006. CONTROL OF HERITAGE DISTRICT.

A. The Planning Commission shall request a recommendation by the Heritage Commission prior to any hearing concerning any proposed rezoning within a Heritage District or within one hundred eight-five (185) feet of a Heritage District or concern-

ing any proposed revision of the Comprehensive Plan or its elements in so far as they may effect any Heritage District. The Planning Commission shall transmit the recommendation of the Heritage Commission along with its own recommendation to the Council.

B. No major change in landscape or construction, placement, demolition, removal or substantial exterior alteration of any structure shall take place without finding by the Heritage Commission that such major change in landscape or construction, placement, demolition, removal, or substantial exterior alteration of any structure is in conformance with the criteria established for that district. To reach its determination, the Heritage Commission shall require the submission by the person, firm or corporation seeking such change, of all landscaping plans, building plans, construction detailing, and other graphic presentations necessary to a decision concerning the appropriateness of the proposed undertaking. [A submission of all plans and presentations deemed by the Heritage Commission to be necessary to their considerations.] All plans submitted shall become the property of the Heritage Commission.

C. Plans bearing the approval of the Heritage Commission and conforming with all ordinances of the City shall be submitted to the Building Inspector, who shall periodically inspect all work in progress to determine that it is in full conformance with the approved plans. Any departure from the plan approved by the Heritage Commission shall cause the Building Inspector to order all work to be halted, [whereupon he shall transmit a notice of his] and a notice of such action transmitted to the Heritage Commission, which may then revoke its approval or revise the approved plans. The Heritage Commission shall notify the Building Inspector of its action and may authorize work to be re-commenced subject to an approved plan revision.

D. All decisions of the Heritage Commission in regard to the provisions of this section shall be reached in public meeting and shall be forthcoming not more than sixty (60) days after a receipt for required plans and other submissions has been issued, except that such decision may be postponed to a date mutually agreed upon by the Heritage Commission and the person, firm, or corporation submitting the plans.

E. A decision of the Heritage Commission may be appealed to the Council within sixty (60) days after the decision has been reached and the Council shall have the right to affirm or to overrule the decision of the Heritage Commission.

SEC. 1.30.007. EXPENDITURE OF FUNDS - CITY MANAGER AS CONTRACTING OFFICER.

A. The City Manager is hereby designated as the contracting officer for the Heritage Commission.

B. In the event that private funds or funds other than funds from the City of Independence, Missouri are made available to the Commission, the City Manager is authorized, upon recommendation of the Commission, and Council approval, to enter into such contract or contracts that would be necessary to obtain such funds.

C. In the event that any funds of the City of Independence, Missouri are to be expended by said Commission, said funds shall be expended only after Council approval and compliance with applicable rules, regulations, Charter and ordinances of the City of Independence, Missouri.

SEC. 1.30.008 - 1.31.999 RESERVED."

SECTION 2. That the applicable provisions of Ordinances No. 3496, 3698, and 8024 and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. That all other parts and provisions of Chapter 1 of said City Code shall remain in full force and effect unless previously or subsequently amended by the Council.

PASSED THIS 22nd DAY OF September, 1980, BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI.

William C. Russell
Presiding Officer of the City Council
of the City of Independence, Missouri

ATTEST:

Charles W. Apperson
Assistant City Clerk

APPROVED AS TO FORM ONLY:

Charles P. Dilcher
City Counselor

REVIEWED BY:

William C. Russell
City Manager

NOTE: Brackets surround existing text that is being removed by this ordinance.
Underscored text represents the only additions made by this ordinance.

APPENDIX III

A Note on Cross-Referencing

All properties listed on the A List (page 43 and Appendix V) and the B List (Appendix V) have been assigned property numbers. These property numbers are used on maps and photographs to identify the relevant property.

In conducting future intensive survey, consultants and other personnel should fill out an inventory sheet (see next page) that has been approved by the Missouri SHPO. Each property inventoried should be assigned a property number (reference number), which should be noted on the inventory sheet and used on all photographs, files, and maps relating to the property. This will make it possible to track all information relating to that property.

The Missouri SHPO has developed an automated database containing information recorded on inventory sheets. This automated system has the capability to retrieve information using keyword (and number) searches. Once information has been entered into the database, it can be retrieved, printed, and utilized efficiently. For this reason, it is very important that in the future the City of Independence use the standard SHPO's inventory sheet and transmit information to the SHPO for inclusion in the statewide database. This will provide the cross-referencing capability the city now lacks.

MISSOURI HISTORIC PROPERTY INVENTORY FORM

REFERENCE NUMBER		A. HISTORIC NAME							
B. COUNTY <div style="border: 1px solid black; width: 40px; height: 15px; margin: 5px 0;"></div>		C. OTHER NAME(S)							
D. ADDRESS				E. CITY			F. VICINITY <div style="border: 1px solid black; width: 20px; height: 15px; margin: 5px 0;"></div>	G. RESTRICTED	H. ACREAGE
I. SECTION	J. TOWNSHIP	K. RANGE	L. SPANISH LAND GRANT	M. QUARTER SECTIONS		N. OWNERSHIP <input type="checkbox"/> PRIVATE <input type="checkbox"/> LOCAL <input type="checkbox"/> STATE <input type="checkbox"/> FEDERAL <input type="checkbox"/> MIXED			
O. AGENCY(S) 1.					2.				
P. UTM ZONE 1. <div style="border: 1px solid black; width: 20px; height: 15px; display: inline-block;"></div>	EASTING / / / / /		NORTHING / / / / /		USGS QUADRANGLE		Q. AREA(S) OF SIGNIFICANCE/CONTEXT(S) 1. <div style="border: 1px solid black; width: 40px; height: 15px; display: inline-block;"></div>		
2. <div style="border: 1px solid black; width: 20px; height: 15px; display: inline-block;"></div>	/ / / / /		/ / / / /				2. <div style="border: 1px solid black; width: 40px; height: 15px; display: inline-block;"></div>		
3. <div style="border: 1px solid black; width: 20px; height: 15px; display: inline-block;"></div>	/ / / / /		/ / / / /				3. <div style="border: 1px solid black; width: 40px; height: 15px; display: inline-block;"></div>		
4. <div style="border: 1px solid black; width: 20px; height: 15px; display: inline-block;"></div>	/ / / / /		/ / / / /				4. <div style="border: 1px solid black; width: 40px; height: 15px; display: inline-block;"></div>		
R. SIGNIFICANT PERSON(S) 1.				T. SIGNIFICANCE					
2.									
3.									
S. SIGNIFICANT EVENT DATE(S) 1.									
2.									

☐ SEE CONTINUATION SHEET

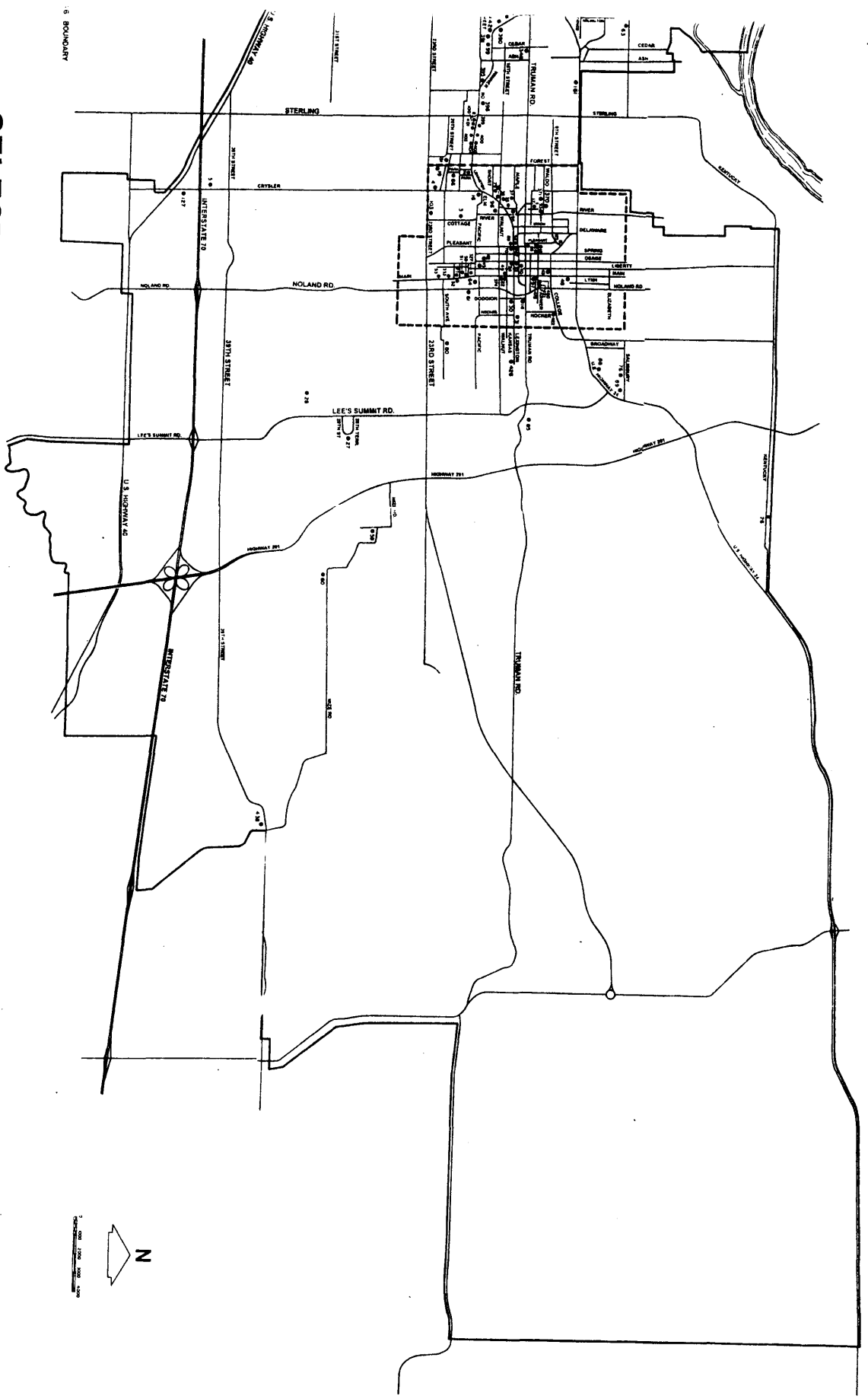
2.A. ARCHITECT/BUILDER/DESIGNER/ENGINEER				
1. _____		2. _____		3. _____
2.B. ARCHITECTURAL STYLE			2.C. VERNACULAR TYPE	
[][]			[][]	
2.D. CONSTRUCTION DATE (CIRCA)		2.E. ALTERATION DATE		
1. _____		2. _____		3. _____
4. _____		5. _____		
2.F. RECONSTRUCTION DATE (CIRCA)	2.G. DATE MOVED	2.H. DESTRUCTION DATE	2.I. OWNER'S NAME & ADDRESS (IF DIFFERENT)	
_____	_____	_____	_____	
2.J. HISTORIC FUNCTION				
1. [][]	2. [][]	3. [][]	4. [][]	5. [][]
2.K. HISTORIC SUBFUNCTION				
1. [][]	2. [][]	3. [][]	4. [][]	5. [][]
2.L. NO. OF ANCILLARY STRUCTURES		2.M. RESOURCE TYPE		2.N. STORIES
_____		<input type="checkbox"/> BUILDING <input type="checkbox"/> SITE <input type="checkbox"/> STRUCTURE <input type="checkbox"/> OBJECT		1. _____ 2. _____ 3. _____
2.O. STRUCTURAL SYSTEMS		2.P. EXTERIOR WALL MATERIALS		2.Q. OTHER MATERIALS
1. [][]		1. [][]		1. [][] 3. [][]
2. [][]		2. [][]		2. [][] 4. [][]
2.R. ROOF SHAPES		2.S. ROOF MATERIALS		2.T. ROOF FEATURES
1. [][]		1. [][]		1. [][] 4. [][]
2. [][]		2. [][]		2.U. FOUNDATION MATERIALS
3. [][]		3. [][]		
2.V. PORCHES				2.W. PLAN
1. [][] 2. [][] 3. [][]				[][]
2.X. FURTHER DESCRIPTION		2.Y. DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS		
<input type="checkbox"/> (SEE CONTINUATION SHEET)		<input type="checkbox"/> (SEE CONTINUATION SHEET)		
2.Z. SOURCES OF INFORMATION		PREPARED BY	ORGANIZATION	DATE
<input type="checkbox"/> (SEE CONTINUATION SHEET)		_____	_____	_____

MISSOURI HISTORIC BUILDING INVENTORY FORM - CONTINUATION SHEET

PAGE NO.

REFERENCE NUMBER	A. HISTORIC NAME	B. COUNTY	C. ADDRESS

SELECTED PROPERTIES



[illegible]

-
- RAILWAY AND STREETCAR SUBURBAN DEVELOPMENT SURVEY AREA
- SOUTH MAIN STREET RESIDENTIAL SURVEY AREA
- WINNER ROAD CORRIDOR
- AFRICAN-AMERICAN HERITAGE SURVEY AREA

CITY OF INDEPENDENCE

HISTORIC SURVEY PLAN

Appendix V

SURVEY DATA (UPDATED)

June 1993

Survey Data (Updated)

What follows is an update of the 1976 survey data.

Properties on the A List are deemed to possess a high level of significance, which makes them eligible for listing as single properties on the National Register of Historic Places. Properties on the B List are also significant and would certainly be contributing properties in historic districts. Neither of these lists is a complete and exhaustive list of significant properties in Independence. Further survey is necessary.

The updated List A and List B contain information on the status of the properties. Codes used to indicate present status (as of 1993) are, as follows:

OK - extant and possessing a reasonable degree of integrity

AL - altered

NR - presently listed on the National Register of Historic Places

DI - presently located within the boundaries of a recognized historic district

GO - not extant

MO - moved from original location

Catalog of Selected Elements
Revised 1993
List A

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
584 S. Arlington	Church	OK	A	A	Y	Y	1
614 S. Brookside	Cemetery	OK	A	A	Y	Y	2
600 S. Cottage	Industrial	OK	A	A	Y	Y	3
1030 S. Crysler	Public Works	AL	A	B	Y	Y	4
3940 S. Crysler	Residence	OK	A	A	Y	Y	5
216 N. Delaware	Residence	DI	A	-	-	-	6
219 N. Delaware	Residence (Truman)	NR	A	-	-	-	7
426 N. Delaware	Residence	DI	A	-	-	-	8
510 N. Delaware	Residence	DI	A	-	-	-	9
602 N. Delaware	Residence	DI	A	-	-	-	10
610 N. Delaware	Tree	DI	A	-	-	-	11
702 N. Delaware	Residence	DI	A	-	-	-	12
920 Dickinson Rd.	Cemetery		A				13
N. Dodgion & E. Truman Rd.	Power Station & Cabin	AL	A	A	Y	Y	14
304 E. Elm	Residence	OK	A	B	Y	Y	15
1215 W. Elm	Fire Station	OK	A	A	Y	Y	16
415 N. Eubank	Residence	OK	A	A	Y	Y	17
410 W. Farmer Wm. McCoy Home	Residence	OK	A	A	Y	Y	18

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
1024 S. Forest	Residence	OK	A	A	Y	Y	19
600 S. Grand	RR Depot	NR	A	-	-	-	20
10401 E. Independ.	Auto Dealer	OK	A	B	Y	-	21
127 E. Kansas	Residence	OK	A	A	Y	Y	22
146 E. Kansas	Residence	GO	A	-	-	-	23
512 E. Kansas	Benton School	GO	A	-	-	-	24
107 W. Kansas	Log courthouse	NR	A	-	-	-	25
17500 E. Kentucky	Residence	OK	A	A	Y	Y	26
2909 Lee's Summit	Glendale Farm	OK	A	A	Y	Y	27
3210 Lee's Summit	Drumm Farm	OK	A	A	Y	Y	28
147 E. Lexington	Residence	GO	A	-	-	-	29
301 E. Lexington	Warehouse	AL	A	B	Y	Y	30
602 E. Lexington	Residence	OK	A	A	Y	Y	31
112 W. Lexington	Courthouse	NR	A	-	-	-	32
208-212 W. Lexingt.	Commercial	OK	A	A	Y	Y	33
209-211 W. Lexingt.	Commercial	OK	A	A	Y	Y	34
1034 W. Lexington Restoration Trail Foundation		OK	A	A	Y	Y	35
1210 W. Lexington	Residence	OK	A	A	Y	Y	36
1034 W. Lexington	Smith Cabin	MO	A	A	Y	Y	37
1034 W. Lexington	Flournoy Cabin	MO	A	A	Y	Y	38
1604 W. Lexington	Woodson House	NR	A	-	-	-	39
200 N. Liberty	Commercial	OK	A	A	Y	Y	40

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
205 N. Liberty	Hotel	GO	A	-	-	-	41
409 N. Liberty	Church Trinity Episc.	NR	A	-	-	-	42
611 N. Liberty	Church St. Mary's	OK	A	A	Y	Y	43
1500 N. Liberty	Residence	NR	A	-	-	-	44
526 S. Liberty	Residence	OK	A	A	Y	Y	45
217 N. Main	Jail Museum	NR	A	-	-	-	46
219 N. Main	Fire Station	OK	A	A	-	-	47
825 N. Main	Residence Flournoy-Wall.	OK	A	A	Y	Y	48
200 S. Main	City Hall/Pol.	OK	A	A	Y	Y	49
722 S. Main	Residence	OK	A	A	Y	Y	50
728 S. Main	Residence	OK	A	A	Y	Y	51
801 S. Main	Residence Hughes	OK	A	A	Y	Y	52
1106 S. Main	Residence	OK	A	A	Y	Y	53
401 W. Maple	Service Sta.	OK	A	A	Y	Y	54
416 W. Maple	Memorial Bldg.	DI	A	-	-	-	55
522 W. Maple	Residence	DI	A	-	-	-	56
720 W. Maple	Residence	DI	A	-	-	-	57
302 W. Mill	Residence	NR	A	-	-	-	58
17601 R.D. Mize Rd.	Farm House	OK	A	A	Y	Y	59
18525 R.D. Mize Rd.	Farm House	OK	A	A	Y	Y	60
701 S. Noland Rd.	Woodlawn Cem.	OK	A	A	Y	Y	61

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
526 S. Osage	Waggoner-Gates Mill	AL	A	A	Y	Y	62
108 S. Overton	Residence	OK	A	A	Y	Y	63
143 E. Pacific	Residence	OK	A	A	Y	Y	64
313 W. Pacific	Residence	NR	A	-	-	-	65
701 S. Park	Residence	OK	A	A	Y	Y	66
100 N. Pleasant	Church	OK	A	A	Y	Y	67
513 N. Pleasant	Residence	OK	A	B	Y		68
116 S. Pleasant	Residence	OK	A	A	Y		69
125 S. Pleasant	Church	OK	A	A	Y	Y	70
302 S. Pleasant	L.D.S.						71
305 S. Pleasant	Residence	OK	A	A	-	-	72
313 S. Pleasant	Residence	OK	A	A	-	-	73
701 Proctor Place	Residence	OK	A	A	Y	Y	74
105 E. St. Charles	Residence	AL	A	B	Y	Y	75
1631 Salisbury	Motor Court	OK	A	A	Y	Y	76
138 W. Sea	Residence	OK	A	A	Y	Y	77
1214 W. Short	Residence	OK	A	B	Y	Y	78
1601 W. Short	Residence	OK	A	A	Y	Y	79
702 E. South Ave.	Residence	OK	A	A	Y	Y	80
1411 W. South Ave.	Railroad Sta.	OK	A	A	Y	Y	81
412 N. Spring	Residence	OK	A	A	Y	Y	82

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
1801 S. Sterling	Residence	OK	A	A	Y	Y	83
E. Truman Rd and Blue Ridge Blvd.	Bridge	OK	A	A	Y	Y	84
16000 E. Truman Rd.	Farm	OK	A	A	Y	Y	85
500 W. Truman Rd.	Church	OK	A	A	Y	Y	86
616 N. Union	Residence	OK	A	B	Y	Y	87
1300 E. U.S. 24	Spring House	OK	A	A	Y	Y	88
1534 E. U.S. 24	Residence	OK	A	A	Y	Y	89
9800 E. U.S. 40	Restaurant	OK	A	A	Y	Y	90
722 W. Waldo	Residence	DI	A	-	-	-	91
903 W. Waldo	Residence	GO	A	-	-	-	92
909 W. Waldo	Residence Truman Boyhood	OK	A	A	Y	Y	93
115 E. Walnut	Kritser House	NR	A	-	-	-	94
517 W. Walnut	L.D.S. Mission	GO	A	-	Y	Y	95
1001 W. Walnut	R.L.D.S. Aud.	OK	A	A	Y	Y	96
116 E. White Oak	Church	OK	A	A	Y	Y	97
9301 E. Wilson Rd.	Service Sta.	OK	A	A	Y	Y	98
E. Winner Rd. and E. 16th St.	Bus Shelter	OK	A	A	Y	Y	99
11425 E. Winner Rd.	Residence	OK	A	A	Y	Y	100
23rd St. between Maywood and Ralston	Hill Park/Cem.		A				101
1102 E. 23rd St. /E. Alton	Animal Hospital	AL	A	X	Y	Y	102

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
900 W. 23rd St. /W. Alton	Commercial	OK	A	A	Y	Y	103

List B

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
621 S. Arlington	Residence	OK	B	B	Y	Y	104
625 S. Arlington	Residence	OK	B	B	Y	Y	105
1600 S. Arlington	Residence	OK	B	B	Y	Y	106
1607 S. Arlington	Residence	OK	B	B	Y	Y	107
1610 S. Arlington	Residence	OK	B	B	Y	Y	108
South Ash Street	RR Bridge	OK	B	B	Y	Y	109
641 S. Ash	Church Fairmount Christian	OK	B	B	Y	Y	110
1533 S. Ash	Residence	OK	B	B	Y	Y	111
1901 Blue Ridge	Cemetery	OK	B	B	-	-	112
3845 Blue Ridge	Residence	GO	B	-	-	-	113
3884 Blue Ridge	Residence	GO	B	-	-	-	114
120 Bowen Court	Residence	OK	B	B	Y	Y	115
122 Bowen Court	Residence	OK	B	B	Y	Y	116
1227 N. Broadway	Residence	OK	B	B	Y	Y	117
210 N. Brookside	Residence	OK	B	B	Y	Y	118
511 S. Brookside	Residence	OK	B	B	Y	Y	119
Bundschu Rd. between Powell & Bly Rd.	Farm House	OK	B	B	Y	Y	120
903 S. Cedar St.	Residence		B				121
1121 S. Claremont	Residence	GO	B	-	-	-	122
827 W. College Ave.	School	GO	B	B	Y	Y	123

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
1301-1401 W. College	Bungalows	OK	B	B	Y	Y	124
1403 W. College	Residence/shop	AL	B	A	Y	Y	125
3839 S. Crysler	Residence	OK	B	B	Y	Y	126
4207 S. Crysler	Residence	OK	B	A	Y	Y	127
304 N. Delaware	Residence	DI	B	-	-	-	128
310 N. Delaware	Residence	DI	B	-	-	-	129
318 N. Delaware	Residence	DI	B	-	-	-	130
403 N. Delaware	Residence	DI	B	-	-	-	131
411 N. Delaware	Residence	DI	B	-	-	-	132
423 N. Delaware	Residence	DI	B	-	-	-	133
511 N. Delaware	Residence	DI	B	-	-	-	134
627 N. Delaware	Residence	DI	B	-	-	-	135
1536 Dickinson Rd.	Residence		B				136
N. Dodgion St. & E. Truman Road	Reconstruction Cabin/spring	OK	B	B	Y	Y	137
104 W. Elizabeth	Residence		B				138
1201 W. Elm	Residence	OK	B	B	Y	Y	139
3137 S. Erickson	S. Fe Tr. ruts		B				140
570 S. Evanston	School/library		B				141
1539 S. Evanston	Residence		B				142
1610 S. Evanston	Residence		B				143
1700 S. Evanston	Residence		B				144
Fairview & Lake Dr.	Lake		B				146

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
115 E. Farmer	Double House	GO	B	-	-	-	147
708 S. Fuller	Residence	OK	B	B	Y	Y	148
418 N. Grand	Residence		B				149
E. Gudgeall, between Manor Rd. and Drumm	Golden Acres	OK	B	B	Y	Y	150
516 S. Hardy	Residence	OK	B	B	Y	Y	151
1 Hawthorne Place	Residence		B				152
2 Hawthorne Place	Residence		B				153
610 N. High St.	Church		B				154
820 N. Home Ave.	Residence		B				155
1016 S. Home	Residence		B				156
534 S. Huttig	Residence	OK	B	B	Y	Y	157
9500 Independence	Residence		B				158
9504 Independence	Residence		B				159
9515 E. Independence	Masonic Lodge		B				160
9605 E. Independence	Apt/store	OK	B	A	Y	Y	161
9623 E. Independence	Church		B				162
10106 E. Independence	Commercial		B				163
10205-10209 Indepen.	Commercial	OK	B	B	Y		164
10229 Independence	Commercial	OK	B	B	Y	Y	165
10305 E. Independ.	Commercial	OK	B	B	Y		166
Jones between River Blvd. & McCoy	Cottonwood Tree		B				167
1008 N. Jones	Residence/barn	GO	B	-	-	-	168

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
131 E. Kansas	Residence	OK	B	B	Y	Y	169
132 E. Kansas	Residence	OK	B	B	Y	Y	170
136 E. Kansas	Residence	AL	B	B	Y	Y	171
141 E. Kansas	Residence	GO	-	-	-	-	172
123 W. Kansas	Commercial	OK	B	B	Y	Y	173
9701 E. Kentucky	Residence		B				174
18315 E. Kentucky	Residence	GO	B	-	-	-	175
Lake City Valley Rd. south of U.S. 24	Farm House		B				176
Lake City Valley Rd. at Carswell Rd.	Farm House		B				177
Lake City Valley Rd. south of Carswell	Farm House		B				178
1717 S. Lake Dr.	Community Center		B				179
2525 Lee's Summit	Residence	OK	B	B	Y	Y	180
4111 Lee's Summit	Adair Park	OK	B	B	Y	Y	181
825 S. Leslie	Residence		B				182
Lexington Bridge/Crysler Bridge	Bridge	AL	B	X	Y	Y	183
107 E. Lexington	Commercial	OK	B	B	Y	Y	184
109-113 E. Lexing.	Commercial	OK	B	B	Y	Y	185
121-129 E. Lexing.	Commerical	OK	B	B	Y	Y	186
139 E. Lexington	Commercial	OK	B	B	Y	Y	187
141-143 E. Lexing.	Commercial	OK	B	B	Y	Y	188
200 E. Lexington	Church	OK	B	B	Y	Y	189

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
W. Lexington and S. River Blvd.	Temple Site*	NR	-	-	-	-	190
113 W. Lexington	Commercial	OK	B	B	Y	Y	191
119 W. Lexington	Commercial	OK	B	B	Y	Y	192
121-123 W. Lexing.	Commercial	OK	B	B	Y	Y	193
921 W. Lexington	Commercial	GO	B	X	X	X	194
1021 W. Lexington	Stone Church R.L.D.S.	OK	B	A	Y	Y	195
1038-1040 W. Lexin.	Res/commercial	GO	-	-	-	-	196
1106 W. Lexin.	Commercial	OK	B	B	Y	Y	197
1305 W. Lexington	Residence	GO	-	-	-	-	198
1327-1337 W. Lex.	Commercial	GO	-	-	-	-	199
1401-1411 W. Lex.	Commercial	OK	B	B	Y	Y	200
1415-1423 W. Lex.	Commercial	OK	B	B	Y	Y	201
1420 W. Lexington	Commercial	OK	B	B	Y	Y	202
1600 W. Lexington	Residence	OK	B	B	Y	Y	203
202-206 N. Liberty	Commercial	OK	B	B	Y	Y	204
801 N. Liberty	Residence	OK	B	B	Y	Y	205
815 N. Liberty	Residence	OK	B	B	Y	Y	206
1124 N. Liberty	Residence	OK	B	B	Y	Y	207
S. Liberty and West Kansas	Parking Struc.	OK	B	B	Y	Y	208
619 S. Liberty	Residence	OK	B	B	Y	Y	209
623 S. Liberty	Residence	OK	B	B	Y	Y	210

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
1321 W. Linden	Residence	OK	B	B	Y	Y	211
1403 W. Linden	School	OK	B	B	Y	Y	212
101 N. Main St.	Commercial	OK	B	B	Y	Y	213
103 N. Main St.	Commercial	AL	B	B	Y	Y	214
111 N. Main St.	Commercial	OK	B	B	Y	Y	215
203 N. Main St.	Commercial	AL	B	B	Y	Y	216
207-209 N. Main	Commercial	OK	B	B	Y	Y	217
208-212 N. Main	Commercial	OK	B	B	Y	Y	218
215 N. Main	Commercial	AL	B	B	Y	Y	219
424 N. Main	Residence	OK	B	B	Y	Y	220
500 N. Main	Church	GO	-	-	-	-	221
714 N. Main	Residence	OK	B	B	Y	Y	222
804 N. Main	Residence	OK	B	B	Y	Y	223
825 N. Main	Residence	OK	B/A	A	Y	Y	224
1222 N. Main	Residence	OK	B	B	Y	Y	225
101-103 1/2 S. Main	Commercial	OK	B	B	Y	Y	226
109 S. Main	Commercial	OK	B	B	Y	Y	227
119 S. Main	Commercial	OK	B	B	Y	Y	228
124 S. Main	Lodge	OK	B	B	Y	Y	229
300 block S. Main	RR Overpass	OK	B	B	Y	Y	230
316-318 S. Main	Commercial	OK	B	B	Y	Y	231
519 S. Main	Residence	NR	-	-	-	-	232
609-611 S. Main	Church	GO	-	-	-	-	233

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
619 S. Main	Residence	OK	B	B	Y	Y	234
725 S. Main	Residence	OK	B	B	Y	Y	235
907 S. Main	Residence	OK	B	B	Y	Y	236
910 S. Main	Residence	OK	B	B	Y	Y	237
915 S. Main	Residence	OK	B	B	Y	Y	238
1004 S. Main	Residence	OK	B	B	Y	Y	239
1216 S. Main	Residence	OK	B	B	Y	Y	240
1220 S. Main	Residence	OK	B	B	Y	Y	241
120 E. Maple	Commercial	GO	B	-	-	-	242
125 E. Maple	Commercial	GO	B	-	-	-	243
100 W. Maple	Commerical	OK	B	B	Y	Y	244
106-108 W. Maple	Commercial	OK	B	B	Y	Y	245
202-204 W. Maple	Commercial	OK	B	B	Y	Y	246
209-213 W. Maple	Commercial	OK	B	B	Y	Y	247
224-230 W. Maple	Commercial	OK	B	B	Y	Y	248
308 W. Maple	Commercial	OK	B	B	Y	Y	249
411 W. Maple	Commercial	OK	B	B	Y	Y	250
423 W. Maple	Residence	OK	B	B	Y	Y	251
601 W. Maple	Residence	DI	B	-	-	-	252
611 W. Maple	Residence	DI	B	-	-	-	253
709 W. Maple	School	DI	B	-	-	-	254
801 W. Maple	Residence	GO	B	-	-	-	255
803 W. Maple	Residence	GO	B	-	-	-	256

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
814 W. Maple	Residence	GO	B	-	-	-	258
815 W. Maple	Residence	GO	B	-	-	-	259
905 W. Maple	Residence	GO	B	-	-	-	260
908 W. Maple	Residence	OK	B	B	Y	Y	261
911 W. Maple	Residence	OK	B	B	Y	Y	262
1008-16 W. Maple	Apartments		B				263
111 N. Memorial Dr.	Garage	GO	B	-	-	-	264
223 N. Memorial Dr.	Police Bldg.	GO	B	-	-	-	265
17200 R.D. Mize Rd.	Residence	OK	B	B	Y	Y	266
17601 R.D. Mize Rd.	Residence	OK	B	A	Y	Y	267
18525 R.D. Mize Rd.	Residence	OK	B	A	Y	Y	268
800 S. Noland	Residence	OK	B	B	Y		269
1000 S. Noland	Residence	OK	B	B	Y	Y	270
1114 S. Noland	Residence	OK	B	B	Y	Y	271
1301 S. Noland	Residence	OK	B	B	Y		272
1325 S. Noland	Residence	GO	B	-	-	-	273
1500 S. Northern Blvd.	School	GO	B	-	-	-	274
1734 S. Northern Blvd.	Residence	OK	B	B	Y		275
1916 S. Norton	Residence		B				276
214 N. Osage	Commercial	OK	B	B	Y	Y	277
218 S. Osage	Residence	OK	B	B	Y	Y	278
509 S. Osage	Residence	GO	B	-	-	-	279

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
518 S. Osage	Residence	OK	B	B	Y	Y	280
1618 S. Osage	Residence		B				281
114 E. Pacific	Residence	OK	B	B	Y	Y	282
123 E. Pacific	Residence	OK	B	B	Y	Y	283
126 E. Pacific	Residence	OK	B	B	Y	Y	284
127 E. Pacific	Residence	OK	B	B	Y	Y	285
516 W. Pacific	Commercial		B				286
629 S. Park	Residence	OK	B	B	Y	Y	287
641 S. Park	Residence	OK	B	B	Y	Y	288
826 S. Park	Tree		B				289
1400 E. Parker	Residence		B				290
109 S. Pendleton	Residence		B				291
116 S. Pendleton	Residence		B				292
202 S. Pendleton	Residence		B				293
206 S. Pendleton	Residence		B				294
213 S. Pendleton	Residence		B				295
217 S. Pendleton	Residence		B				296
101 N. Pleasant	Residence	GO	B	-	-	-	297
300 N. Pleasant	Residence		B	-	-	-	298
406 N. Pleasant	Residence		B	-	-	-	299
407 N. Pleasant	Residence		B	-	-	-	300
409 N. Pleasant	Residence		B	-	-	-	301
415 N. Pleasant	Residence	DI	B	-	-	-	302

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
424 N. Pleasant	Residence		B	-	-	-	303
501 N. Pleasant	Residence	OK	B	B	Y	Y	304
514 N. Pleasant	Residence	OK	B	B	Y	Y	305
518 N. Pleasant	Residence	OK	B	B	Y	Y	306
1014 S. Pleasant	Residence	AL/GO?					307
637 Proctor Pl.	Residence	OK	B	B	Y	Y	308
638 Proctor Pl.	Residence	OK	B	B	Y	Y	309
640 Proctor Pl.	Residence	OK	B	B	Y	Y	310
700 Proctor Pl.	Residence	OK	B	B	Y	Y	311
702 Proctor Pl.	Residence	OK	B	B	Y	Y	312
720 Proctor Pl.	Residence	OK	B	B	Y	Y	313
724 Proctor Pl.	Residence	OK	B	B	Y	Y	314
725 Proctor Pl.	Residence	OK	B	B	Y	Y	315
1440 S. Ralston	Residence		B				316
403 N. River	Residence	OK	B	B	Y		317
512 N. River	Residence	OK	B	B	Y		318
602 N. River	Residence	OK	B	B	Y		319
726 N. River	Residence	OK	B	B	Y		320
1818 N. River	Cemetery		B				321
414 S. River	Residence	GO	B	-	-	-	322
420 S. River	Residence	GO	B	-	-	-	323
426 S. River	Residence	GO	B	-	-	-	324

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
424 N. Pleasant	Residence	DI	B	-	-	-	303
501 N. Pleasant	Residence	OK	B	B	Y	Y	304
514 N. Pleasant	Residence	OK	B	B	Y	Y	305
518 N. Pleasant	Residence	OK	B	B	Y	Y	306
1014 S. Pleasant	Residence	AL/GO?					307
637 Proctor Pl.	Residence	OK	B	B	Y	Y	308
638 Proctor Pl.	Residence	OK	B	B	Y	Y	309
640 Proctor Pl.	Residence	OK	B	B	Y	Y	310
700 Proctor Pl.	Residence	OK	B	B	Y	Y	311
702 Proctor Pl.	Residence	OK	B	B	Y	Y	312
720 Proctor Pl.	Residence	OK	B	B	Y	Y	313
724 Proctor Pl.	Residence	OK	B	B	Y	Y	314
725 Proctor Pl.	Residence	OK	B	B	Y	Y	315
1440 S. Ralston	Residence		B				316
403 N. River	Residence	OK	B	B	Y		317
512 N. River	Residence	OK	B	B	Y		318
602 N. River	Residence	OK	B	B	Y		319
726 N. River	Residence	OK	B	B	Y		320
1818 N. River	Cemetery		B				321
414 S. River	Residence	GO	B	-	-	-	322
420 S. River	Residence	GO	B	-	-	-	323
426 S. River	Residence	GO	B	-	-	-	324

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
100 block of E. Ruby	Residential	OK	B	B	Y	Y	325
120 E. Ruby	Residence	OK	B	B	Y	Y	326
109 W. Ruby	Residence	OK	B	B	Y	Y	327
117 W. Ruby	Residence	OK	B	A	Y	Y	328
Bess Truman Birthplace							
129 W. Ruby	Residence	OK	B	B	Y	Y	329
200 W. Ruby	Residence	OK	B	B	Y	Y	330
206 W. Ruby	Residence	OK	B	B	Y	Y	331
18000 Salisbury Rd.	Residence	GO	B	-	-	-	332
119 W. Sea	Residence	OK	B	A	Y	Y	333
338 W. Sea	Residence	OK	B	B	Y	Y	334
426 W. Sea	Residence	AL	B	B	Y	Y	335
208 E. Short	Residence	OK	B	A	Y	Y	336
1400 W. Short	Residence	OK	B	B	Y	Y	337
1503 W. Short	Residence	OK	B	B	Y	Y	338
1611 W. Short	Residence	OK	B	B	Y	Y	339
1623-1629 W. Short	Apartments	OK	B	B	Y	Y	340
411 W. South Ave.	Residence	OK	B	B	Y	Y	341
524 W. South Ave.	Residence	OK	B	B	Y	Y	342
314 N. Spring	Residence	NR	B	-	-	-	343
322 N. Spring	Residence	GO	B	-	-	-	344
404 N. Spring	Residence	OK	B	B	Y	Y	345
950 N. Spring	Fire Station	GO	B	-	-	-	346

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
1804 S. Sterling	Residence	OK	B	B	Y	Y	347
1808 S. Sterling	Residence	OK	B	B	Y	Y	349
1830 S. Sterling	Residence	OK	B	B	Y	Y	350
1855 S. Sterling	Residence	OK	B	B	Y		351
1900 S. Sterling	Residence	OK	B	B	Y		352
2161 S. Sterling	DR.'s Office	GO	B	-	-	-	353
2121 S. Sterling	Church	GO	B	-	-	-	354
2651 S. Sterling	Stone House	OK	B	B	Y	Y	355
9015 E. Truman Road	Castle	GO	B	-	-	-	356
9601-9605 E. Truman	Commercial	OK	B	B	Y	Y	357
10201 E. Truman Rd.	Residence	OK	B	A	Y	Y	348
10401 E. Truman Rd.	Service Station	GO	B	-	-	-	359
10736 E. Truman Rd.	Residence	OK	B	B	Y	Y	360
13949 E. Truman Rd.	Res./comm.	GO	B	-	-	-	361
15211 E. Truman Rd.	Residential	OK	B	B	Y	Y	362
800 W. Truman Rd.	Residence	OK	B	B	Y	Y	363
1500 W. Truman Rd.	Health Fac.	OK	B	B	Y	Y	364
1509 W. Truman Rd.	Hospital	OK	B	B	Y	Y	365
401 N. Union	Residence	OK	B	B	Y	Y	366
701 N. Union	Residence	DI	B	-	-	-	367
702 N. Union	Residence	OK	B	B	Y	Y	368
710 N. Union	Residence	OK	B	B	Y	Y	369
117 S. Union	Residence	GO	B	-	-	-	380

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
121 S. Union	Residence	GO	B	-	-	-	358
123 S. Union	Residence	GO	B	-	-	-	372
127 S. Union	Residence	GO	B	-	-	-	373
U.S. 24 & N. Del.	Library/grave	OK	B	B	Y		384
711 E. U.S. 24	Motor Court	AL	B	B	Y	Y	375
16200 E. U.S. 40	MO-Kan Camp	AL	B	B	Y		376
711 W. Waldo Ave.	Residence	DI	B	-	-	-	377
718 W. Waldo Ave.	Residence	DI	B	-	-	-	378
810 W. Waldo Ave.	Residence	AL	B	B	Y	Y	379
820 W. Waldo Ave.	Residence	OK	B	A	Y	Y	370
1105 W. Waldo Ave.	Residence	OK	B	A	Y	Y	371
1115 W. Waldo Ave.	Residence	OK	B	B	Y	Y	382
1123 W. Waldo Ave.	Residence	OK	B	B	Y	Y	383
108 E. Walnut	Warehouse/mus.	OK	B	A	Y	Y	374
518-522 W. Walnut	Court of Houses	OK	B	B	Y		385
914 S. Washington	Residence	OK	B	B	Y	Y	386
Westport Rd. and S. Hardy	School		B				381
816 W. White Oak	Residence	OK	B	B	Y	Y	406
900 W. White Oak	Residence	OK	B	B	Y	Y	407
1315 W. White Oak	Residence	AL	B	-	Y	Y	408
1433 S. Willow	Residence		B				409
1439 S. Willow	Residence		B				410

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
E. Winner Road over IC&G	Bridge	OK	B	B	Y	Y	411
9518 E. Winner	Residence	OK	B	B	Y		412
9535 E. Winner	Residence	OK	B	B	Y		413
9717 E. Winner	Residence	OK	B	B	Y		414
9725 E. Winner	Residence	OK	B	A	Y	Y	387
9755 E. Winner	Residence	OK	B	A	Y	Y	388
9835 E. Winner	Residence	OK	B	A	Y	Y	389
9836 E. Winner	Residence	OK	B	A	Y	Y	390
9875 E. Winner	Residence	OK	B	A	Y	Y	391
9883 E. Winner	Residence	OK	B	B	Y		392
9908 E. Winner	Residence	OK	B	B	Y		393
10815 E. Winner	Commercial	OK	B	B	Y		394
10917 E. Winner	Theater	OK	B	A	Y	Y	395
11026 E. Winner	Commercial	OK	B	A	Y	Y	396
11312 E. Winner	Residence	OK	B	B	Y		397
11328 E. Winner	Residence	OK	B	B	Y		398
11426 E. Winner	Residence	OK	B	A	Y	Y	399
11500 E. Winner	Residence	OK	B	A	Y	Y	400
11501 E. Winner	Residence	OK	B	A	Y	Y	401
11514 E. Winner	Residence	OK	B	A	Y	Y	402
11521 E. Winner	Residence	OK	B	A	Y	Y	403
11605 E. Winner	Residence	OK	B	A	Y	Y	404

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
11701 E. Winner	Commercial	OK	B	B	Y		405
11607 E. 9th St.	Residence		B				415
10211 E. 10th St.	Residence		B				416
10425 E. 15th St.	Residence		B				417
9715 E. 16th St.	Residence		B				418
10500 E. 18th St.	Residence		B				423
11501 E. 19th St.	Residence		B				424
10902 E. 20th St.	Residence		B				425
1104-1106 W 23rd St. /West Alton	Residence	OK	B	B	Y	Y	426
10100 E. 31st St.	Residence		B				427
12810 E. 39th St.	Residence		B				429

Note: The Hedrickite Church on the Temple Lot, W. Lexington and S. River Blvd., burned in 1990 and was replaced with a new building.

New List (1993)

The following properties, which were not listed in the 1976 survey, should be considered to possess historical or architectural significance. No one should assume, however, that this is a complete list of all significant properties in Independence.

Address	Property Type	Stat us	1976 A/B	1993 A/B	Insp	Pho to	Site #
Dickinson Road, n. of U.S. 24	Cemetery	OK	-	B			430
N. Dodgion at Farmer	School		-	B			431
805 N. Dodgion	Bungalow	OK	-	B	Y		432
131 E. Farmer	Garr Home	OK	-	A	Y	Y	419
136 E. Farmer	Pearley Home	OK	-	A	Y	Y	420
138 E. Farmer	Church	OK	-	A	Y	Y	421
501 Hocker	Farm House	OK	-	A	Y	Y	422
150 E. Kansas	Residence	OK	-	B	Y		433
400-600 E. Kansas	Houses	OK	-	B	Y		434
2602 Lee's Summit Road	Residence	OK	-	B	Y		435
39th St. & Old Lee's Summit Rd.	Log Cabin			B			436
100 block of E. Lexington	Commercial	OK	-	B	Y		437
901 E. Lexington	Residence	OK	-	B	Y		428
1204 W. Lexington	Residence	OK	-	B	Y		439
1206 W. Lexington	Residence	OK	-	B	Y		440
1208 W. Lexington	Residence	OK	-	B	Y		441
1212 W. Lexington	Residence	OK	-	B	Y		443

600-700 S. Cottage	Industrial	OK	-	B	Y		444
3306 R.D. Mize Rd.	Residence	OK	-	A	Y	Y	438
9867 E. Winner	Residence	OK	-	A	Y	Y	442
502 N. Liberty	Residence	OK	-	B	Y	Y	445
800 W. Maple	Service Sta.	OK	-	B	Y	Y	446