

Grandview Residential Historic District



City of Grandview Community Development Department

December, 2016



What is the Residential Historic District?

The Grandview Road – Highgrove Road Neighborhood represents the early growth of the city east from the railroad tracks. This neighborhood contains architecturally significant homes, including Queen Anne, Tudor Revival, and Craftsman styles that are representative of Grandview’s development during the early years of the twentieth century. No other neighborhood in Grandview has such a concentration and variety of popular architectural styles from this time period.

Because of the significance of these homes, the Residential Historic District was added to the National Register of Historic Places in November, 2005. In order to protect the unique and special elements of this neighborhood, the Board of Aldermen approved the “Grandview Road – Highgrove Road Neighborhood Historic District” in October, 2007, giving the Historic District local protection.

The Historic District is part of the City’s Zoning Ordinance and includes Design Guidelines for homes and other buildings in the district. The Design Guidelines, developed with the help of property owners in the district, are intended to guide property owners when they are making improvements to the exterior of a structure in order to maintain the area’s historical and architectural significance.

The Residential Historic District includes 23 properties. In this neighborhood, 21 homes and 7 detached garages are considering contributing structures, meaning that they possess the historic or architectural qualities that make this neighborhood unique and worthy of being listed on the National Register of Historic Places.

What do the Design Guidelines include?

The Residential Historic District Design Guidelines are intended to help preserve the historic elements of the neighborhood.

The Design Guidelines include:

- Exterior materials, including the use and maintenance of brick and stone masonry, stucco, siding, architectural metals and colors;
- Rehabilitation or replacement of roofs, doors, windows, porches, missing masonry features, and decorative ornamentation;
- Garages and outbuildings; and
- New construction and additions, including building mass, patterns, alignment, proportion/scale, and materials.

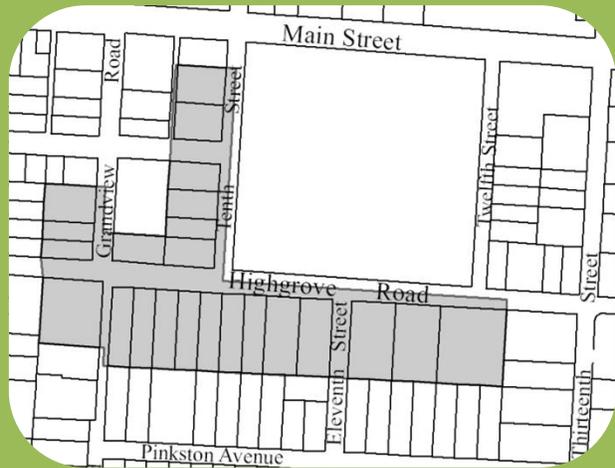
The Design Guidelines provide detailed information to help property owners understand what changes are and are not allowed in the area.



For more information about the Residential Historic District and other City programs, visit the City website: www.grandview.org

The Residential Historic District boundaries are shown to the right in gray. The Design Guidelines apply only to property in this area.

Since the Board of Aldermen approved the Grandview Road-Highgrove Road Neighborhood Historic District in October, 2007, three property owners have applied for a Certificate of Appropriateness to improve their homes. All three have been approved by the Historic Preservation Commission.



Does the Historic District restrict what I can do with my home?

The Residential Historic District Design Guidelines do not prevent you from renovating or adding onto your home. The Design Guidelines are meant to provide guidance when you decide to do work. For example, the Design Guidelines do not require specific paint colors, but recommend colors from the historic color series offered by many paint stores and prohibit bright primary or pastel colors.

If you have no plans to renovate your home, the Design Guidelines do not affect you. When you do decide to build an addition, replace windows or doors, or make other changes to the exterior of your home, the Design Guidelines will help ensure that the changes are compatible with the neighborhood's historic character.

A renovation project in the Residential Historic District may be eligible for State Historic Tax Credits, if the project meets certain criteria. Buildings that are individually listed on the National Registry of Historic Places or those that are contributing to a historic district are eligible. For more information about Historic Tax Credits, visit the State Historic Preservation Office's website at www.dnr.mo.gov/shpo/TaxCrds.htm.

What is a Certificate of Appropriateness?

All changes to any building in the Residential Historic District that require a building permit also require a Certificate of Appropriateness (COA).

The COA certifies that the work being done conforms to the Design Guidelines and maintains the neighborhood's historical and architectural significance.

An application for a COA is reviewed by the City's Historic Preservation Commission and the application is available at City Hall.

Where can I get more information about the Historic District?

More information about the Historic District is available on the City of Grandview's website: www.grandview.org.

Copies of the Residential Historic District Design Guidelines and applications for a Certificate of Appropriateness, as well as information about the City's Main Street Conservation District, are available from the Community Development Department at City Hall.

If you have questions about the Historic District or the Design Guidelines, contact Grandview Director of Community Development Chris Chiodini at 316-4820.



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