

Grandview Main Street Conservation District



City of Grandview Community Development Department

December, 2016



What is the Main Street Conservation District?

Main Street and the neighborhood around it in downtown Grandview represent the historical foundation of Grandview – its original settlement along the railroad, its first economic boom, and post-World War II development.

Many of the properties located in this area have historical, architectural, or cultural significance to the city, but they do not have the significance to support creation of a historic district. In order to protect the historical and architectural elements that make this area unique, the Board of Aldermen approved the Main Street Conservation District in November, 2008.

Successful downtown districts are those that have a unique character, defined by architectural and design elements, historic buildings and details, and a consistent sense of place. The purpose of the Conservation District is to preserve and build upon the special elements that define Downtown Grandview in order to support economic development in the area.

The Conservation District is part of the City's Zoning Ordinance and includes Design Guidelines for 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.

What do the Design Guidelines include?

The Main Street Conservation District Design Guidelines are intended to help preserve the "sense of place" that makes Downtown Grandview a unique area.

The Design Guidelines include:

- Exterior materials, including the use and maintenance of brick and stone masonry, concrete, stucco, siding, and architectural metals;
- Rehabilitation or replacement of roofs, doors, and entrances, storefronts, windows, missing masonry features, commercial garages and loading doors, decorative ornamentation, and colors;
- New construction and additions, including building mass, patterns, alignment, proportion/scale, and materials; and
- Exterior features and open space, including awnings, signage, building lighting, rear facades, setting, landscaping, and accessibility.

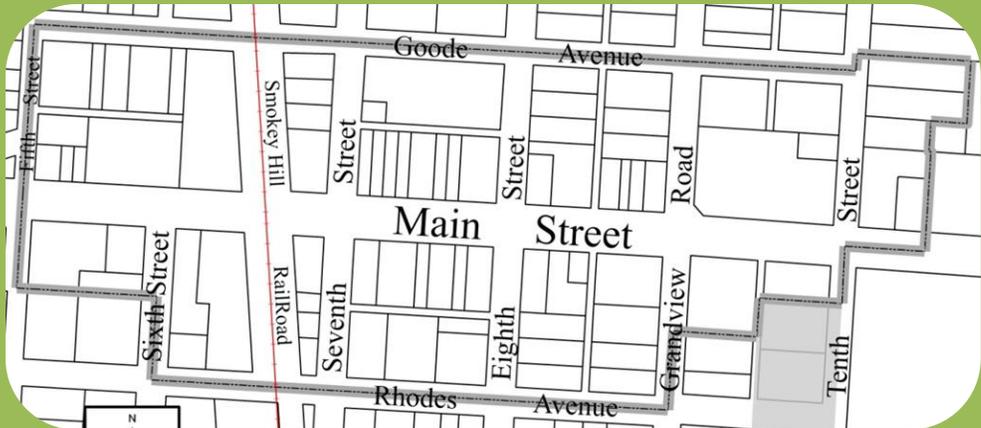
The Design Guidelines provide detailed information to help property owners understand what changes are and are not allowed in the area.



For more information about the Main Street Conservation District and other City programs, visit the City website: www.grandview.org

The Main Street Conservation District boundaries are shown here. The Design Guidelines apply only to property in this area.

Since the Main Street Conservation District was created in November, 2008, six property owners have applied for a COA to improve their property. All six have been approved by the Historic Preservation Commission.



Does the Conservation District require me to renovate my building?

The Main Street Conservation District Design Guidelines do not require a property owner to make any changes to a building right away. The Design Guidelines are meant to provide guidance when a property owner decides individually to rehab or renovate an existing building or build a new building.

If you have no plans to make changes to your building, 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 the building, the Design Guidelines will help ensure that the changes are compatible with the downtown area's historical and architectural environment.



What is a Certificate of Appropriateness?

All changes to a building in the Main Street Conservation 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 District'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 Conservation District?

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

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

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



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