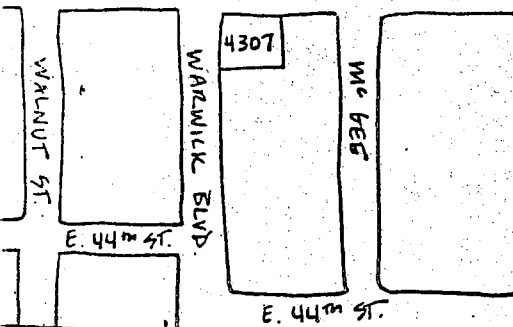


Office of Historic Preservation, P.O. Box 176, Jefferson City, Missouri 65101
HISTORIC INVENTORY

County Jackson		4 Present Name(s) 4307 Warwick Boulevard	
Location of Negatives, Historic Kansas City Foundation		5 Other Name(s) Charles C. Meade Residence	
Specific Location City or Town <input type="checkbox"/> Rural, Township & Vicinity Kansas City, Missouri		18 Thematic Category Architecture	
Site Plan with North Arrow E. 43rd St.		17 Date(s) or Period 1909	
		18 Style or Design Georgian Revival	
Coordinates UTM		19 Architect or Engineer Albert Turney	
Building X:		20 Contractor or Builder Unknown	
National Register?		21 Original Use, if apparent Residence	
District?		22 Present Use Residence	
District?		23 Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>	
District?		24 Owner's Name & Address, if known <i>Gertrude Wicker sham Ruth Taylor Allen 4307 Warwick</i>	
District?		25 Open to Public? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
District?		26 Local Contact Person or Organization Historic Kansas City Foundation	
District?		27 Other Surveys in Which Included None	
District?		28 No. of Stories 2 1/2	
District?		29 Basement? full Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
District?		30 Foundation Material broken course rock faced stone	
District?		31 Wall Construction brick	
District?		32 Roof Type & Material gable/slate shingle	
District?		33 No. of Bays Front 3 Side 3	
District?		34 Wall Treatment Stretcher & flemish bond	
District?		35 Plan Shape rectangular	
District?		36 Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>	
District?		37 Condition Interior Unknown Exterior Excellent	
District?		38 Preservation Underway? Yes <input type="checkbox"/> No <input type="checkbox"/>	
District?		39 Endangered? By What? Yes <input type="checkbox"/> No <input type="checkbox"/>	
District?		40 Visible from Public Road? Yes <input type="checkbox"/> No <input type="checkbox"/>	
District?		41 Distance from Frontage on <input type="checkbox"/>	
Further Description of Important Features <p>Colonial mode of the Georgian Revival style. Characterized by angular massing, symmetrical facade and abundant yet tasteful classical detailing. Exterior brick chimneys on E & W facades contribute to overall symmetry. Classically detailed porch supported by standing Doric columns crosses the S & E facades.</p>			
History and Significance <p>Active example of high style architecture by prolific KC architect.</p>			
Description of Environment and Outbuildings <p>Private driveway to N leads to 1 1/2 story brick two car garage with gable roof. Classical siding and an exterior brick chimney liken it to the main house.</p>			
Description of Information WP 48494 7-21-09 Albert Turney (ext 12-19-11) AP 9367 7-3-09 \$14,000.00		42 Prepared by Patricia B. Glenn	

Jackson
 4307 Warwick Boulevard
 Charles C. Meade Residence

~~ol. 17 #1 7-7-09, Vol. 17 #3 7-21-09~~ Albert Turney (arch)
1912 Charles C. Meade (Manager, Ford Motor Car Co., res.)
1912 Mr. and Mrs. Charles C. Meade (res.)

47. Organization: Historic
Kansas City Foundation

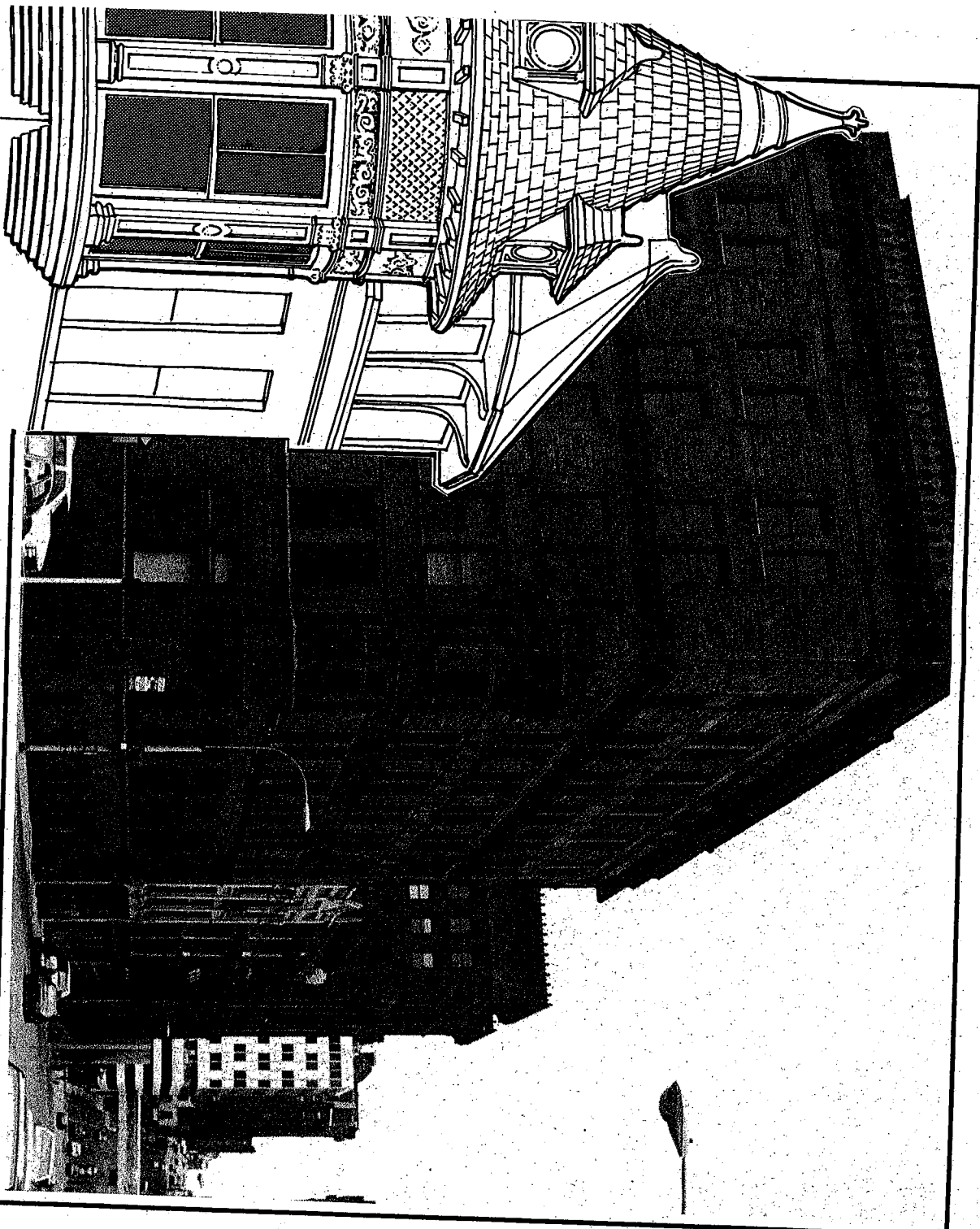
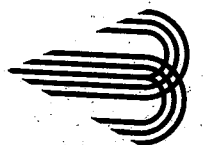
48. Date: 7-8-80
49. Revision Date(s):



**WHAT LANDMARK
DESIGNATION MEANS**

for building owners

**KANSAS CITY,
MISSOURI
LANDMARKS
COMMISSION**



of Historic Places and subject to the provisions of the Landmarks Ordinance. The Commission must approve alterations in advance. If a tenant makes alterations without receiving Landmarks Commission approval before doing the work, the building owner as well as the tenant will be held responsible.

● **I want to sell my historic property.** Must I tell the Landmarks Commission? No, you do not need to tell the Commission that you are selling your property. Landmark designation places no restrictions on an owner's right to sell his or her property.

● **If I sell my property, should I tell the new owner that the property is a historic landmark or within a historic district?** Yes. Even though the Landmarks Commission sends out annual notices, it will help the new owner to comply with the Landmarks ordinance.

● **May I demolish a designated building on a historic property?** You may apply for a Certificate of Appropriateness to demolish a building on a designated property. In reviewing applications for demolition the Commission will consider the basis of the designation, whether demolition is necessary on the basis of economic hardship, the original purpose of the building, purposes for which it is adaptable, rate of return, rentals and other points, if presented in the application.

● **Are landmarks owned by not-for-profit organizations subject to the same regulations as the other landmarks?** Yes. The criteria for approving permits for work on properties owned by not-for-profit owners are the same as the criteria for work on other properties.

● **Is being listed in the Kansas City Register of Historic Places different from being listed in the National Register?** Yes. The National Register of Historic Places is a list of buildings and sites of local, state, or national importance. This program is administered by the National Park Service through the Historic Preservation Program, Missouri Department of Natural Resources. The National Register has no connection to the Landmarks Commission, although many of Kansas City's individual landmarks and historic districts are also listed in the National Register.

automatically protect it from demolition. For more information, contact the Missouri State Historic Preservation Office, Department of Natural Resources, 205 Jefferson St., 10th Floor, Jefferson City, MO 65101; telephone (314) 751-2479.

● **How do I find out more about the effects of local designation?** Members of the public are encouraged to call the Landmarks Commission office to discuss questions or concerns about the effects of designation. The Landmarks Commission office provides information about the designation process, and answers questions about the application process and performing work on designated buildings. If a building owner needs more information, a meeting at the Commission's office can be arranged.

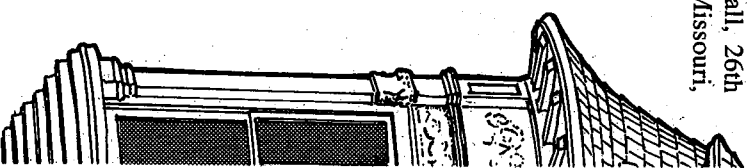
The staff of the Landmarks Commission is experienced in working with owners to help them meet their practical needs while preserving the architectural and historic character of the city's landmarks.

● **How can I learn more about the Landmarks Commission?** If you would like more information, call or write the Landmarks Commission at City Hall, 26th Floor, 414 East 12th Street, Kansas City, Missouri, 64106.

Phone: 816-513-2902
Fax: 816-513-2899

This brochure has been financed in part with Federal funds administered by the Historic Preservation Program, Missouri Department of Natural Resources, and the National Park Service, Department of the Interior.

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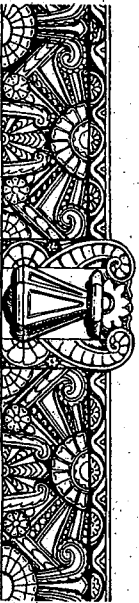


The Plans and Zoning Committee of the City Council conducts a public hearing and makes a recommendation to the City Council. If the Council passes the ordinance, the property is then listed in the Kansas City Register. For each of the public hearings, the applicant and/or the property owner are notified and encouraged to attend and participate in the hearings.

● **My property is located in a historic district. Do I need the Commission's approval to make changes?**
Yes. Every designated structure, whether it is an individual landmark or a property in a historic district, is protected under the Landmarks Ordinance and subject to the same review procedures. If you want to perform restoration work, new construction, demolition, alterations to landscape plans, or alterations to your property (with the exception of ordinary repairs), you must obtain the Commission's approval before you begin the work.

● **Are there any types of work that do not require the Commission's approval?** Ordinary and necessary maintenance, which does not involve a material change such as replacing broken window glass or removing painted graffiti, does not require the Commission's approval.

You can call the Landmarks Commission office to find out whether approval is needed for work you are considering.



● **I own a 1970s building in a historic district. Why does the Landmarks Commission review changes to my property?** To preserve a historic district's special character, the Commission reviews changes to all buildings within its boundaries.

The Commission must review the proposed changes to your property, to make sure that the overall design is sensitive to the scale and character of the historic district and that the alterations will not detract from the special qualities of the surrounding properties in the district.

If you apply to the Landmarks Commission to make changes to your property the Commission will take into account the fact that your property is a contemporary (non-conforming) structure. You will not be asked to alter your design to make it look "old-fashioned." If you want to put in new windows, for example, you will not be asked to install multi-paned wooden windows if they did not exist before.

● **Can the Landmarks Commission make me restore my property to the way it looked when it was first built?** No. The Commission reviews only changes that the property owner proposes to make.

● **Will the Landmarks Commission make me repair my property?** To help prevent "demolition by neglect," whereby historic properties are allowed to deteriorate, the Landmarks Ordinance requires that designated property, be kept in good repair and meet the minimum requirements of the Property Maintenance Code and any other regulatory codes. If you are interested in finding out about making repairs to your designated property, you can call the Landmarks Commission office and receive expert technical advice.

● **Will landmarks designation prevent all alterations and new construction?** No. Landmark designation does not "freeze" a property or an area. Alterations, demolition, and new construction continue to take place, but the Landmarks Commission must review the proposed changes and find them to be appropriate. This procedure helps ensure that the special qualities of the designated buildings are not compromised or destroyed.

In addition, new construction may occur when an owner of a vacant lot or building of no significance in a historic district wishes to construct a new building on the site. The Commission has approved such proposals when the design of the infill or replacement building was appropriate to the character of the historic district.

● **I own a designated property. Should I tell the tenants in my building about the property's landmark status?** Yes. You should inform each of your tenants that the property is in the Kansas City Register

What Landmark Designation means for building owners

● **My property has been designated as a historic landmark or as part of a historic district. What does this mean?** When your property has been designated as a historic landmark or as part of a historic district, the City Council officially recognizes that your property has special historical, cultural, or aesthetic value and that your property is an important part of Kansas City's historical and architectural heritage.

To help protect the city's landmarks from inappropriate changes or destruction, the Landmarks Commission must approve in advance any alteration, reconstruction, demolition, or new construction affecting the designated properties.

● **What is a historic district?** A historic district is an area of the city that has been designated by the City Council because it has a special character or a special historical or aesthetic interest which causes it to have a distinct "sense of place." Each historic district represents at least one period or style of architecture typical of one or more eras in the city's history.

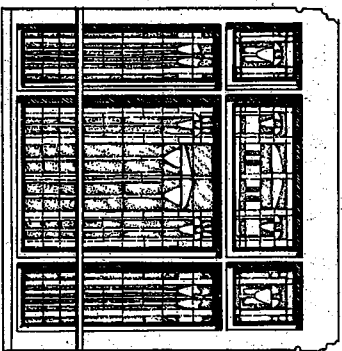
● **How can I find out if my property is designated?** If you do not know whether your property is an individual landmark or located within the boundaries of a historic district, contact the Landmarks Commission. You may also wish to consult the Kansas City Register of Historic Places listing that is available from the Commission.

● **How large are historic districts?** Historic districts range in size from small groups of historic properties to areas containing hundreds of properties. Union Hill, Rockhill, and Pendleton Heights are examples of areas of the city that contain historic districts.

● **How is a property designated?** A request for Local Historic Designation may be made by any person or organization. This is accomplished by completing an application form obtainable at the Landmarks Commission Office. A fee is required for processing the application.

The criteria for Local Historic Designation are the same as those required by the National Register of Historic Places. To be eligible for designation a property or district must be significant under one or more of the following:

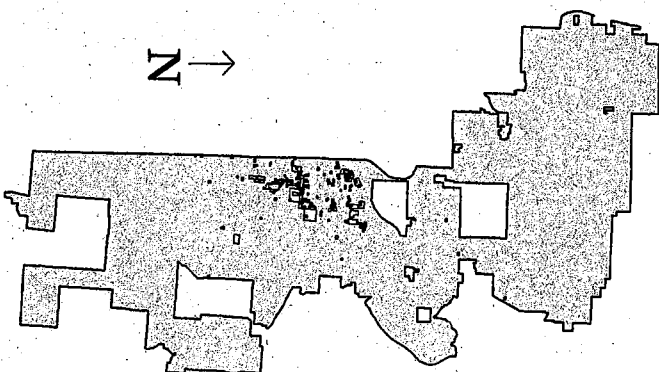
- A. is associated with events that have made a significant contribution to the broad patterns of our history; or
- B. is associated with the lives of persons significant in our past; or
- C. embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. has yielded, or may be likely to yield, information important in prehistory, or history."



"The quality of significance in American History, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association."

The Landmarks Commission, following receipt of an application, conducts a public hearing to determine if the property is of architectural, historical and/or cultural significance. If approved, the recommendation of the Landmarks Commission is forwarded to the City Plan Commission for a second public hearing. The recommendations of the City Plan Commission and the Landmarks Commission are then submitted to the City Council in the form of an ordinance.

What is the Kansas City Landmarks Commission?



HISTORIC DISTRICTS AND LANDMARK SITES WITH IN CITY LIMITS OF KANSAS CITY, MISSOURI

● When was the Commission established?

The Landmarks Commission was established in 1970 in response to rising public concern for the irreplaceable loss to the community of significant historic structures and sites.

● Why is it important to designate and protect landmarks and historic districts?

As the Landmarks Ordinance explains, protection of these resources serves the following purposes:

safeguarding the city's historic, aesthetic, and cultural heritage; helping to stabilize and improve property values in historic districts; encouraging civic pride in the beauty and accomplishments of the past; protecting and enhancing the city's attractions for tourists, thereby benefiting business and industry;

strengthening the city's economy; and promoting the use of landmarks for the education, pleasure, and welfare of the people of the city.

● What is a "landmark"?

A "landmark" is a building, site, property, or object that has been recommended by the Landmarks Commission and designated by the City Council because it has a special character or special historical or architectural values as part of the development, heritage, or cultural characteristics of the city, state or nation. A property or object is generally considered eligible for landmark status when it is 50 years old or older. The criteria for Local Historic Designation are the same as required by the National Register of Historic Places.

● What types of designation can the Commission make?

There are two types of landmarks: individual landmarks and historic districts.

1. An individual landmark is a single property, object, site, or building that has been recommended for designation by the Landmarks Commission and designated by the City Council. The Mutual Musicians Foundation and Union Station are examples of individual landmarks.

2. An historic district is an area of the city recommended for designation by the Landmarks Commission and designated by the City Council that represents at least one period or style of architecture typical of one or more eras in the city's history; as a result, the district has a distinct "sense of place."

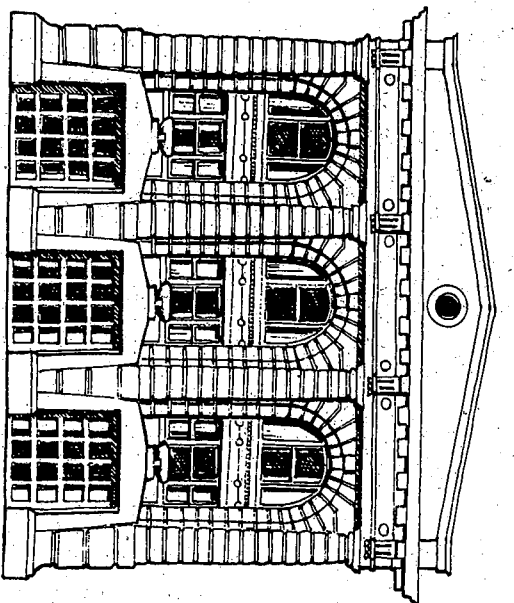
The Pendleton Heights and Rockhill neighborhoods are examples of sections of the city that have been designated historic districts.

● **How many buildings has the City Council designated?**

Since 1970, the City Council has designated more than 60 individual landmarks, and 19 historic districts (containing more than 1,100 properties). These buildings are a small percentage of Kansas City's approximate 155,846 buildings but they are very important to the city's historic, aesthetic, and cultural heritage.

● **What is the Landmarks Commission?**

The Landmarks Commission is the nine member Kansas City, Missouri Commission that is responsible for identifying and recommending designation for the historic landmarks and historic districts. The Commission also regulates changes to designated historic properties and historic districts.



● **Who are the Landmarks Commissioners?**

Pursuant to the Landmarks Ordinance, the nine Commissioners must include at least one architect, one historian, one attorney, one mortgage lender and one realtor. The other members should possess a demonstrated interest, competence in or knowledge of historic preservation. Commissioners serve without compensation and are appointed by the Mayor for three-year terms. The Chairman is designated by the Mayor.

● **What are the Commissioners' duties?**

The Commissioners meet at least once a month for public hearings and public meetings. At these meetings, they address Commission policies; review, discuss, and vote on landmark designations and applications to make changes to designated properties (called Certificates of Appropriateness); and establish guidelines for future alterations to designated buildings. Sub-committees of Commissioners are often created to review particular items and to make recommendations to the full Commission. There is, for instance, a Survey and Research Committee.



● **Who are the City staff that assist the Commission?**

The Commission's staff, headed by the Administrator, are a part of the City Planning and Development Department and referenced as the Historic Preservation Management Division.

● **What does the City's staff do?**

The City staff assigned to the Commission conducts surveys to identify, record, and evaluate potential landmarks and historic districts; carries out research; makes presentations to the Commissioners on the history and significance of proposed landmark properties; prepares detailed reports on proposed landmarks and historic districts; reviews Certificates of Appropriateness; works with applicants who propose alterations or additions to designated properties or new construction in historic districts; administers a volunteer survey program and urban archaeology program; and assesses and reports on the impact of development proposals on the city's architectural resources. The City staff as well, administers the Landmarks Historic Trust Corporation preservation easement program.

● **How can I learn more about the Landmarks Commission?**

If you would like more information, call or write the Landmarks Commission at City Hall, 26th Floor, 414 East 12th Street, Kansas City, MO, 64106;

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