



# GAZETTE

Volume 33 Number 1

Spring 2008

## Inside this issue:

<i>Volunteers Needed</i>	2
<i>Spring Bus Tour</i>	2
<i>Compatible Infill Zoning</i>	3
<i>Preservation Calendar</i>	3
<i>Tear-downs</i>	4
<i>Heritage Hikes</i>	4
<i>Executive Director</i>	5
<i>National Register</i>	6
<i>HKCF Annual Meeting</i>	6

Founded in 1974, Historic Kansas City Foundation is a Missouri Not-for-Profit Corporation and is a federal 501-C3 tax-exempt educational organization. The Foundation is dedicated to the preservation of Kansas City's architecturally and historically significant built environment. The Gazette is the official publication of the Foundation and subscription to the Gazette is included with membership.

For more information or to notify of a change in address, contact:

Historic Kansas

City Foundation

201 Westport Road

Kansas City, Missouri 64111

Phone: 816-931-8448

Fax: 816-931-8558

E-Mail: [hkcf@birch.net](mailto:hkcf@birch.net)

Web Address : <http://www.historickansascity.org/>

## President's Message

Wow! We gotta check that out! Were the words of my 15 year old son and his best friend on a cold February afternoon as we plunged down the 12th street viaduct and explored the narrow streets and haunting architecture of Kansas City's west bottoms. Unsolicited preservation awareness from teenage boys? Now that's progress!

I think we all intuitively recognize the importance of preserving our architectural heritage and understand the preservation movement's roots in appreciating and saving the past, but after four decades of demonstrated success nationally and here in Kansas City the movement has matured reaching the point where we realize that preservation is most powerful in shaping our future.

Preservations power to sus-

tain, revitalize and propel Kansas City forward is as real as the bricks of the President Hotel or the rocket on the Barkley Building and as diverse as the well maintained homes, shops and places of worship in our treasured historic neighborhoods. A burgeoning metro-wide preservation ethic from Independence to Olathe is resulting in substantial reinvestment in our City's most valuable and diverse communities preserving irreplaceable architecture and the stories that go with it.

I am proud of the important role HKCF has played in building a Culture of Preservation Awareness in Kansas City. I am more excited about the future. In May, HKCF will announce a major investment in Kansas City's future and will be calling on each of you to help HKCF leverage this investment bolstering our

ability to work together to promote historic preservation in greater Kansas City.

Please join us Thursday evening May 8th at the Historic Screenland Theater for HKCF's 2008 Annual Meeting to hear more about this important community investment and HKCF's plans for the future.

As the weather warms don't miss our April 14th Spring Bus Tours or a series of excellent Heritage Hikes- Exploring Kansas City, Missouri's First Neighborhoods on June 10, 17, and 24th!

I look forward to seeing you at an upcoming HKCF event!

Yours in Preservation,

Michael A. Schaadt, AIA  
President

## 2008 Preservation Honor Awards

The Missouri Alliance for Historic Preservation presented the 2008 Preservation Awards during an Honors Award Ceremony in the Missouri State Capitol Rotunda on Wednesday, February 27 at 11:30 a.m. This annual event honors organizations, groups, and individuals who have made contributions to preserve Missouri's diverse historic resources. Legislators from the honorees home districts assisted with the awards ceremony.

The Awards and award recipients were:

**Rozier Award** – Whitney and Day Kerr, Saline County

**McReynolds Award** – Peter George, St. Louis County

**McReynolds Award** – Shiloh Tabernacle Restoration and Preservation, Benton County.

**Osmund Overby Award** – Meeting Louis at the Fair by Carol S. Porter, St. Louis County.

**Preserve Missouri Awards:**

- Aladdin Holiday Inn Hotel, Jackson County

- Brockman Building, Howard County

- Central Dairy Building,

Boone County

- Michael Gleason Home, Buchanan County

- Oaks Apartments, Clay County

- Roberts Place Apartments, St. Louis County

- TWA Headquarters Building, Jackson County

- Wilhoit Building, Greene County

## Volunteers Needed

The **Advocacy committee** needs volunteers who are willing to help create a preservation advocacy agenda for 2008. Volunteers are needed to track important development proposals, to attend public meetings and to provide leadership for preservation and urban conservation. Interested members should contact Jake Wagner: 816-235-6053

**HKCF Home Tour** will need Volunteers. We will most likely need at least 35 volunteers. Each home will need a homes tour coordinator. These individuals will have an 8 hour shift

on the day of the tour. Volunteer meetings for the volunteers will begin four months prior to the homes tour date. Meetings will be twice a month for 2 hours (= four hours per month).

Homes Tour Volunteers should possess a knowledge of our organization and will be responsible for a script for their respective assignment. An enthusiastic friendly manner for our tour patrons would be quite helpful. Please send an email to [hkcf@birch.net](mailto:hkcf@birch.net) please place **homes tour volunteer** in the subject line.

**Volunteers needed to retype National Register Nominations Forms** for Kansas City that were previously type written. Volunteers must be familiar with MS Word. Volunteers will be given copied documents so that they can work at home. Volunteers should possess a knowledge of our organization. If you can help please send an email to [hkcf@birch.net](mailto:hkcf@birch.net) please place **National Register Volunteer** in the subject line. There is about 100 hours of work that needs to be done. All work does not have to happen at once.

## Annual Spring Bus Tour— Saturday, April 5, 2008

Both of this year's tours will be presented by Paul Helmer, the owner of Touch of Distinction Colors and Design. His company specializes in returning homes to their original colors or designing appropriate colors for period properties, inside and out.

### Neighborhoods and Exterior Colors 9:30 am to 12:00 noon

The morning tour is a driving tour of several neighborhoods in Kansas City that have homes painted by Touch of Distinction. See how the period appropriate colors and trim enhance the architecture of the residences. We will stop for a short walk at Union

Hill where several houses in close proximity have been painted to give a unified look to the block.

### Period Homes and Interiors 1:00 pm to 3:30 pm

The afternoon tour is a mini homes tour that features the interiors of three different types of homes in Kansas City. Here's your chance to see these homes that have period appropriate paint and architectural details that complement their architectural styles. We will visit an Arts and Crafts Style home in Hyde Park, a Bungalow in Brookside and a Tudor home on Ward Parkway.

Both tours begin at the Westport Presbyterian Church, 201 Westport Road. Ample parking is available in the parking lot behind the church. Enter the parking lot from Archibald Street which is one-way going west from Baltimore. Lunch is on your own at one of the many restaurants in the Westport area.

Please arrive at 9:15 am and/or 12:45 pm for check-in at the church parking lot.

For more information call HKCF at (816) 931-8448

### Paid reservations due by April 2, 2008 (After the 2nd call for availability)

HKCF members	\$18.00 one tour	\$30.00 both tours
Non-members	\$23.00 one tour	\$40.00 both tours

Your check is your reservation. Please make to your check payable to and mail to:

Historic Kansas City Foundation, 201 Westport Road, Kansas City, MO 64111

NAME \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_



	Both Tours	Morning Exteriors	Afternoon Interiors
No. of Member reservations	_____	_____	_____
No. of Non-member reservations	_____	_____	_____
Total Amount Enclosed \$	_____		

## Compatible Infill Zoning: What it is!

By Dona Boley

Compatible infill is development that makes a positive contribution to the scale and character of a neighborhood's streetscape. It is development that does not diminish the scale, character or privacy of neighboring houses.

### Problem?

Many unprotected streetscapes in older areas have been changed significantly by incompatible new development. If important attributes of the neighborhood are not considered in the design and construction of new residential infill development, infill development can have a lasting negative impact on the character of a neighborhood.

### Symptoms:

- New construction/additions out of scale with existing development pattern
- Tear-downs – Replacement homes don't fit neighborhood
- Neighborhood frustration – "How did that monster get approved?"

### Causes of Infill Development:

- Desirable neighborhoods
- Limited close-in developable land
- Rising land values
- Homes at least doubling in size due to residents desires and needs
- Zoning standards inconsistent with existing development patterns

### Potential Impacts of Incompatible Infill :

- Reduced sense of privacy
- Reduction of solar access
- Loss of views/vistas
- Disruption of the established rhythm of the streetscape
- Destruction of the neighborhood character

### Compatible Infill Zoning Standards Address:

- New Construction and In-Line Additions
- Setbacks—Front, Side & Rear Yards
- Building—Orientation, Width, Height, Lot Coverage, Accessory Structures
- Parking & Garages
- Design Guidelines—Building Materials, Building Entrances, Windows, Roofs, Side Yard Plane

Regulations for lot size and coverage, bulk, height and setbacks should ensure that infill is sensitive to the development context, but architectural design guidelines should not be too stringent, except where they may apply in historic districts.

## City of Westwood Infill Ordinance

The Westwood, Kansas Zoning Code includes a section on New Infill Houses. The regulations are designed to allow redevelopment in existing neighborhoods, using the same traditional lines along which each neighborhood was established. All new development shall reflect, complement, and preserve the nature and character of existing adjacent development. All new residential construction shall conform in street orientation and massing to adjacent homes. No more than 25% of the footprint of all new residential construction shall have a flat roof. The ordinance includes a list of objectives to achieve with new infill housing that is compatible within the existing neighborhood. The list includes proportion, size, mass and height; materials and colors; combinations of vertical and horizontal elements; doors and windows; etc. Section 4.4 New Infill Housing may be found at <http://www.westwoodks.org>. Search *infill*.

### MEMBERSHIP

#### CREDIT CARD RENEWING

#### AVAILABLE NOW

Return this form with your credit card information or renew on-line at:

<http://historickansascity.org/commerce/membership.html>

Please charge my renewal to my:

VISA    MasterCard

Print Name: \_\_\_\_\_

Card No.: \_\_\_\_\_

Exp. Date: \_\_\_\_\_

Signature: \_\_\_\_\_

On-line renewal is fast, easy and completely secure.

Mail to:  
Historic Kansas City Foundation  
201 Westport Road  
Kansas City, MO 64111

## PRESERVATION CALENDAR

**April 24– 25, 2008.** Hutchinson, KS, Kansas Preservation Conference. Kansas Historical Society [www.kshs.org](http://www.kshs.org)

**May 14-17, 2008.** Kansas City, MO -30th National Genealogical Society Conference in Kansas City. The NGS conference registration is now available at: [www.ngsgenealogy.org](http://www.ngsgenealogy.org)

**September 11-14 2008.** Albuquerque, NM. Preserving the Historic Road

[www.historicroads.org](http://www.historicroads.org)

**October 21-25, 2008.** Tulsa Oklahoma National Trust for Historic Preservation. For information: [www.nthpconference.org](http://www.nthpconference.org)

The **Freedom's Frontier National Heritage Area**, which covers 41 counties in Kansas and Missouri. For more information about the Heritage Area, go to: <http://www.freedomfrontier.org/>

## Teardowns - By Dona Boley

Battles about teardowns are being waged across the country. Without effective advocacy, teardowns will continue unabated and the future of our neighborhoods will most likely be fashioned by the hands of market forces rather than its residents. Through the publication, *Protecting America's Historic Neighborhoods: Taming the Teardown Trend*, the National Trust outlines the impacts caused by teardowns in four primary ways: **Loss of Historic Houses:** Teardowns often destroy older homes that are part of the community's heritage. **Loss of Community Character:** Without proper safeguards, his-

toric neighborhoods will lose the identities that drew residents to put down roots in the first place. **Loss of Livability:** Neighborhood livability is diminished as trees are removed, backyards are eliminated, and sunlight is blocked by towering new structures built up to the property lines. **Loss of Diversity:** Community economic and social diversity is reduced as new over-scaled houses replace affordable homes. You often lose the ability to have a range of home prices in a community experiencing teardowns. Teardowns can be both

scourge and blessing. Replacement structures that differ dramatically in size, footprint, mass, or height change the dominant vernacular character of a neighborhood. However, not every older home can or even should be saved and sometimes teardowns are an acceptable approach for redeveloping existing areas. As the teardown trend is likely to continue, we need to find ways to protect our historic neighborhoods and to make teardowns contributors to the character of our other special neighborhoods.

**To find out more about teardowns and what other cities are doing to protect their historic neighborhoods check out "Focus on Teardowns" at the National Trust for Historic Preservation web site [http://www.nationaltrust.org/teardowns/resource\\_guide.html](http://www.nationaltrust.org/teardowns/resource_guide.html).**

## HERITAGE HIKES

HKCF will present Heritage Hikes of three historic neighborhoods: **The Town of Kansas, The Village of West Port and Quality Hill** on consecutive Tuesdays -- June 10, June 17, and June 24 -- from 9:00 a.m. to 12:30 p.m. through UMKC's Community program.

Join us! We will view the mighty Missouri River as it flows eastward, walk the first streets of the emerging Town of Kansas, tour the outfitting Village of West Port where wagon trains received supplies for the journey on one of the trails (Santa Fe, California, Oregon) and conclude with the Quality Hill neighborhood offering scenic views of the Kansas and Missouri Rivers. Each hike highlights the architecture and history of the neighborhood. Participants receive brochures with maps featuring historical

and architectural dialogue. Refreshments will be served at the conclusion of each hike. To participate in the three hike series, bring a check for \$25 payable to Historic Kansas City Foundation to the first hike. If you do not wish to take all of the hikes, sign up for each hike separately for \$10.

**To register** for the hikes, contact Community at 816.235.1448:

- Class registration for three hikes = \$15
- Class registration for one hike = \$ 9

For questions or more information contact Lucinda at [Lrpmudg@aol.com](mailto:Lrpmudg@aol.com) or 816.931.8448.

**EXPLORING KANSAS CITY, MIS-**

### SOURI'S FIRST NEIGHBORHOODS

**June 10** Return to the Riverfront...The Town of Kansas, convene at the Pedestrian Bridge, where Main Street begins.

**June 17** The Village of West Port...the Gateway West, meet in front of the Westport Presbyterian Church, 201 Westport Road.

**June 24** Quality Hill...Kansas City's Silk Stocking Ridge, gather at Grace and Holy Trinity Cathedral, 13th and Broadway.

## MAY IS PRESERVATION MONTH

During the month of May, visitors to the NTHP web site, [www.preservationnation.org](http://www.preservationnation.org), can bid on items and help the National Trust for Historic Preservation continue its restoration work in New Orleans and the Gulf Coast.

## Historic Kansas City Foundation is looking for an Executive Director

**Position:** Executive Director

**Organization:** Historic Kansas City Foundation (HKCF)

**Location:** Kansas City, Missouri

**Posting Date:** February 3, 2008

**Salary:** Commensurate with experience

**Deadline:** When Filled



HKCF seeks a dynamic executive director to lead the organization in its mission to strengthen community and create a culture of preservation awareness in metropolitan Kansas City.

**Overview:** The candidate must possess the qualities of an entrepreneurial leader and be able to advance the programs and goals articulated in HKCF's Strategic Plan for Preservation Success. The next executive director will be able to engage a broad group of partners, collaborators and funders and be a driving force behind HKCF's mission to reach out to the community and promote the foundation's mission and programs. The executive director will function as a visionary for the organization, working in partnership with the foundation's board of directors to provide effective oversight, support and coordination of the foundations working committees. The executive director will increase the community awareness of HKCF's programs and events communicating effectively with partner organizations and the media and will serve as an articulate spokesperson for the foundation. The executive director will plan, direct and evaluate initiatives that support HKCF's mission including advocacy, communications and special events. The executive director will actively participate in developing support for the organization and in managing its finances and operations.

**Qualification/Requirements** — Proven ability to manage and carry out fund development initiatives of a nonprofit organization — Ability to plan, manage, and organize a diverse group of organizational activities and analyze the effectiveness of organizational programs — Excellent communication skills including writing and public speaking — Proven leadership skills and ability to manage, motivate and inspire staff and volunteers — Ability to work with a variety of people/organizations and nurture and maintain productive partnerships on a community, state and national level — Bachelor's degree in Historic Preservation or related field at minimum, masters degree in Historic Preservation or related field preferred — Expertise in one or more of the following areas: neighborhood/urban core/downtown revitalization/business real estate development/ historic tax credits/community re-development — Demonstrated capabilities with computer software and electronic media — 3-5 Years of non-profit management experience, including budgeting and accounting

**Organization Description:** HKCF, a private not-for-profit 501(c)(3) organization founded in 1974, is a leading advocate for the preservation of greater Kansas City's diverse architectural and cultural heritage and supports a broad range of advocacy and community outreach programs and events. HKCF is an equal opportunity employer.

### For More Information/To Apply:

Submit letter of interest, resume and addresses of three or more professional references to: [ed-job@historickansascity.org](mailto:ed-job@historickansascity.org) or HKCF- President, c/o Historic Kansas City Foundation, 201 Westport Road, Kansas City MO, 64111. Projected start date of May 1, 2008.

**Historic Kansas City Foundation**  
**201 Westport Road**  
**Kansas City, MO 64111**

Non-Profit Org.  
U.S. Postage  
PAID

*Spring 2008 GAZETTE*

[www.historickansascity.org/](http://www.historickansascity.org/)

## SAVE THE DATE - May 8, 2008 - HKCF ANNUAL MEETING

Screenland at 17th & Wyandotte 5:30-7:30pm (cocktails and appetizers)

### KC Metro National Register Updates

#### KANSAS, WYANDOTTE COUNTY,

- Lowell Elementary School, 1040 Orville Ave., Kansas City, 07001485, LISTED, 1/31/08 (Public Schools of Kansas MPS)

#### MISSOURI, JACKSON COUNTY,

- **Smith and Sons Manufacturing Company Building**, 1400-26 Guinotte Ave., Kansas City, 07001290,

LISTED, 12/18/07(Railroad Related Historic Commercial and Industrial Resources in Kansas City, Missouri MPS)

- **18th and Vine Historic District**, Roughly bounded by 18th St., Woodland Ave., 19th St. and The Paseo, Kansas City, 84004142, ADDITIONAL DOCUMENTATION APPROVED, 12/05/07 (18th and Vine

Area of Kansas City MPS)

- **U.S. Courthouse and Post Office** 811 Grand Blvd. Kansas City, 07001231 LISTED, 11/20/07

#### KANSAS, JOHNSON COUNTY,

- **Foster, Herman B., House**, 204 W Main St., Gardner, 07001226, LISTED, 11/28/07



#### HISTORIC KANSAS CITY FOUNDATION BOARD

Michael Schaadt - President, Brian Ball - Vice President, Sally Fullerton Schwenk - Treasurer, Steve Noll - Secretary, Lucinda Rice-Petrie - Past President, Sylvia Rose Augustus, Pete B. Browne, John Hoffman, Joe L. Mattox, Kimberlee N. Ried, Janae Schaeffer, Jacob (Jake) Wagner

*Spring 2008 GAZETTE*