

Historic Kansas City Foundation
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Kansas City, MO 64111

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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.

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GAZETTE

Volume 34 Number 2 Summer 2009

2009 PRESERVATION AWARDS

Historic Kansas City Foundation honored the 2009 Preservation Award winners at a reception May 26th at the National Archives at Kansas City, 400 West Pershing Road, Kansas City, Missouri. Projects and individuals received awards in several categories including: Property, Buildings, Site, Structures, Objects and Districts for preservation, rehabilitation, reconstruction or restoration work; and Difference Makers: Individuals, Organizations, Corporations and Neighborhoods.



Award recipients included: 1841 Pendleton Avenue, 3223 Gladstone Boulevard, The Boley Building, East Armour apartments (Georgian Court, Linda Vista, Bainbridge), The Midland Theater, National Archives and Records Administration, The Taylor Building, Washington Wheatley Neighborhood Action/Conservation Plan, Women's Leadership Fountain and Yankee Hill Apartments. Preservation

Professionals and activists recognized: Shirley Bush Helzberg, Joan Kent Dillon, Cydney Millstein and Dr. Carol Grove.

A special thanks to Michael Schaadt, HKCF past president, for volunteering to emcee the event, and to the National Archives at Kansas City for hosting the "This Place Matters" HKCF Preservation Awards Ceremony.

Photos from the evening can be found on page 6

SUMMER 2009 GAZETTE

www.historickansascity.org

ELECTRONIC COMMUNICATION-SIGN UP TODAY

In an effort to enhance membership benefits and improve communication. HKCF would like your email to add to an electronic newsletter update. Please join HKCF on Facebook www.facebook.com and LinkedIn www.linkedin.com.

Electronic newsletters have proven to be very beneficial to non-profit organizations across the nation, and HKCF would like to offer this benefit to our membership. Please email lisarockley@historickansascity.org and request to be added to the update list. Continue to stay up-to-date on HKCF opportunities visit at www.historickansascity.org.

SAVE THE DATE

HISTORIC KANSAS CITY FOUNDATION

FALL HOMES TOUR

HISTORIC JANSSEN PLACE, SATURDAY, SEPTEMBER 26TH, 2009



HISTORIC KANSAS CITY FOUNDATION BOARD

Kimberlee Ried — President, Pete B. Browne — Vice President, Scott Lane — Treasurer, Marion Wheeler — Secretary, Michael Schaadt — Past President, Sylvia Rose Augustus, John Hoffman, Joe L. Mattox, Richard P. Nadeau, Steve Noll, Sean O'Byrne, Katheryn Shields, Jacob (Jake) Wagner and Curtis E. Woods

BOARD OFFICERS AND MEMBERS ANNOUNCED

Historic Kansas City Foundation announced the following leadership for 2009-10 at its' Annual Membership meeting, held March 19 at the Hotel Phillips in Kansas City.

Kimberlee Ried, of the National Archives at Kansas City, has been elected President. She will be joined in leadership by Pete Browne, of Kissick Construction, who will serve as

Vice-President; Scott Lane, of Reece & Nichols Realty, as Board Treasurer; and Marion Wheeler, community volunteer, who serves as Board Secretary. Historic Kansas City Foundation is also pleased to announce the addition of the following new Board of Director members: Sean O'Byrne, of The Downtown Council; Curtis Woods, of Sonnenschein Nath & Rosenthal LLP and Katheryn Sheilds, community volunteer.

HISTORIC TAX CREDIT COMPROMISE

Lawmakers find common ground and reach agreement to ensure job creation, continued housing development, and a strong economic future.

Article provided by Missouri Coalition for Historic Preservation and Economic Development

Since its inception in 1998, Missouri's historic tax credit program has been recognized nationwide as the national model for its ability to generate jobs and spur housing growth across every region of the state. This year, historic tax credits faced strong pressure from some legislators who sought to greatly restrict its use through the economic development bill. Opponents argued for more limitations on the amount of credits issued through the state program, which faces more stringent requirements than those of the federal historic preservation tax credit. Advocates of the historic tax credit emphasized the immense economic benefit of the program, which, according to the Missouri Department of Economic Development, generated nearly 5,000 jobs in fiscal year 2007 and, as stated by Donovan Rypkema, leading preservation economist, has produced over 40,000 jobs throughout the life of the program.

In response to legislators' attempt to cap and sunset the historic tax credit program, the Coalition for Historic Preservation and Economic Development led an educational grassroots effort to connect legislators with concerned constituents, labor groups, and small businesses throughout the state. Missouri Preservation also rallied its members to inform legislators about the harmful effects on jobs and communities that would result from cutback proposals circulating in the Capitol.

The historic tax credit found widespread support in the Missouri legislature, which grew as session came to a close. Senator Jeff Smith (St. Louis City) was a persistent advocate whose commitment to the historic tax credit program was elemental to the ultimate proposal. Also, later in session, Senator Jason Crowell from Cape Girardeau, a city which is just beginning to utilize historic tax credits on their downtown commercial buildings, fought shoulder-to-shoulder with Smith to preserve the credit. Senators Joan Bray (St. Louis County), Eric Schmitt (St. Louis County), Jolie Justus (Kansas City), Jane Cunningham (St. Louis County), and Tom Dempsey (St. Charles County) also took their voices to the Senate Floor, highlighting the proven job creation and community benefits of the historic tax credit.

In the House, Speaker Ron Richard (Joplin) spoke out early in support of the program and helped to make the case for a fair compromise. Critical players also included Representatives Steven Tilley (Perryville), John Diehl (St. Louis County), and Bryan Pratt (Blue Springs), who made important contributions to the final bill. And, playing an important role in the crafting economic development components of the final bill was Representative Timothy Flook (Liberty), chairman of the House Jobs and Economic Development Committee.

In the early hours of Friday, May 15th, a compromise bill was crafted which struck middle ground between Missouri Senators who had spent months gridlocked over the historic tax credit issue and economic development. Senator Brad Lager (Maryville), who pushed for a cap and other limitations on the historic tax credit, agrees that the language achieves the necessary budget certainty which he sought throughout session. According to Senator Smith, "now that the critics have gotten the 'budget certainty' they sought, the program will have the stability to flourish in the years ahead."

Working throughout session for the preservation of the credit were longtime advocates Jerry Schlichter, attorney, and Eric Friedman of Friedman Group Realtors, along with Coalition staffer Anne Suggs. Coalition representatives Peter Noonan of Commerce Bank, lobbyist Jim Farrell of Policy Solutions, and Deb Sheals of Missouri Preservation worked alongside legislators until early last Friday morning to ensure the session ended with a workable compromise. Husch Blackwell Sanders, LLP provided key legal expertise to draft language capturing the details of the legislation.

A testament to the success of the compromise was the distance between the various positions at the start of the legislative session. Although he worked against the initial Coalition position, ultimately, Senator Lager agreed with Senators Smith and Crowell on the necessity for a bill which would ensure that the project financing process remain feasible and efficient. Together, these lawmakers found common ground through Senator Lager's final proposal, which maintains predictability and certainty in the historic tax credit process. Such collaboration ensures that a variety of needs were met in the final proposal and that the historic tax credit program rests on sure footing for future years.

(Continued on page 4)

THANK YOU!!

**Historic Kansas City Foundation would like to thank
2008 Historic Armour Fields Home Owners and Friends:**

HOMES OWNERS: Mark & Lisa Ebbits, Dave & Vonda Jensen, Dr. Bruce Prince-Joseph and Karen Von Der Bruegge

CHURCHES: Sixth Church of Christ Scientist and Wornall Baptist Church

FRIENDS OF TOUR: John F. Herbst, Lyon Construction & Design, and Lucinda Rice-Petrie

HKCF SELECTED AS NATIONAL PARTNER

Historic Kansas City Foundation has been selected as a preferred Statewide and Local Partner of the National Trust for Historic Preservation.

According to the National Trust for Historic Preservation, engaging a broad base of the American public in historic preservation cannot be accomplished by any one organization. It takes a collaborative effort, bringing together the mission, interests, skills, activities and resources of hundreds of groups and entities across the country at national, state and local levels.

More than 100 of the top nonprofit preservation organizations in the country have chosen to become Partners of the National Trust for Historic Preservation. This network provides nonprofits a forum for sharing model practices, solving organizational problems and improving their effectiveness. The network offers:

- *Opportunities for networking with other organizations at two Partners' meetings annually, as well as at other special workshops and retreats*
- *Information about model practices in preservation and*

property stewardship, advocacy, preservation education, outreach and organizational development

- *Financial assistance through grant programs like Partners in the Field and referral fees from the National Trust Community Investment Corporation*

- *Communication networks, including electronic user groups, a monthly e-newsletter, and Partners Central, the "Partners Only" section of the National Trust's web site*

- *Direct access to other National Trust programs and resources, such as training, preservation funds, advocacy and referral fees for property development*

- *A structure for providing input and feedback to National Trust senior management*

"Local and statewide organizations receiving this designation are among the most significant in the country. These partners are considered to be the most effective and stable organizations in the preservation movement," says HKCF Executive Director, Lisa Rockley. "We are thrilled to be regarded as cutting edge in the preservation field."

PRESERVATION AWARDS





Historic Janssen Place
21st Annual Fall Homes Tour
Saturday, September 26th
10 A.M. - 3 P.M.

A successful homes tour relies on individuals for their time, talent and energy.

We need your help! Volunteer opportunities include:

Pre-tour Set Up & Teardown

Marketing & Sales

Manning Ticket Booth on Tour Day

House Tour Guides/Walkers

Tour Guidebook; Photography; Tour Map

To find out how you can help, please attend a tour committee meeting, or call Chairperson Patty Glynn at (913) 406-5014

Tour committee meetings are on Saturday mornings at 11:30 A.M.

Meeting dates & times:

July 25th, August 15th, August 29th and September 19th

Location: **Westport Presbyterian Church, (lower level meeting room), 201 Westport Road, Kansas City, MO 64111**

Advance tickets will be available in July

<http://www.historickansascity.org>

\$10.00 in advance or \$12.00 on day of tour

Friend of the Janssen Place Fall Homes Tour
Sponsorship Level: \$100 - \$250

Yes, I would like to donate to become a Friend of the 21st Annual Fall Homes Tour. I understand I will receive two complimentary tour tickets for my donation and my name will appear in the tour program guide.

Name: _____ Phone: _____

(Please print name as you would prefer your name to appear in the tour program guide)

Address: _____

Please make your donation payable to: **Historic Kansas City Foundation and mail to HKCF, 201 Westport Road, Kansas City, Missouri 64111**

To be included in the Tour Program Guide, please respond by September 1st, 2009

FROM THE PRESIDENT-KIMBERLEE RIED



As your newly elected president, I would like to take the time to share with each of you my goals and initiatives for the next year as they relate to the Historic Kansas City Foundation strategic plan. The plan document can be found on our web site at: www.historickansascity.org

The following is the list of items I recently shared with the Executive Board at our April meeting.

Historic Kansas City Foundation will expand and broaden our membership. Through our outreach, public programming and other initiatives we will work toward increasing our overall membership. Potential members will be sought out at every event we host or attend, and board members will work to recruit more members in hopes of more engagement.

Historic Kansas City Foundation will work to form close partnerships and relations with groups of similar goals and interests. This includes attending Urban Core Group meetings; membership within the Downtown Council; developing a liaison relationship with the local AIA chapter; and advising on preservation projects in the greater Kansas City area. In addition we will continue our partnership with the Kansas City Landmarks Commission office and seek out partnership opportunities with the Missouri Alliance for Preservation.

Historic Kansas City Foundation will continue to work with area groups, such as the Kansas City Public Library, to develop a series of programs for public consumption with the goal of educating the public and greater Kansas City community on the importance of historic preservation.

Historic Kansas City Foundation will work to create a legislative advocacy agenda by the end of the year. We will accomplish this by developing a close relationship with other advocacy groups including the local AIA chapter, the Downtown Council, and area banks who support historic tax credits. HKCF will develop this agenda, to be shared with our members and stakeholders, in partnership with the MO Alliance for Preservation.

Historic Kansas City Foundation will continue pursuing fundraisers to ensure our financial success and stability. This includes not only securing funding for our matching grant from the William T. Kemper Trust, but also

increasing funding for our annual events including the bus tour, the Heritage Hikes, and our annual Homes Tour. New and additional fundraisers will be launched including a “signature” event and smaller fundraisers such as books, postcards, posters, holiday cards, etc.

Historic Kansas City Foundation will work to make our presence known and re-brand ourselves with a new image over the course of the next year. This may include the possibility of relocation to a more visible public space. In addition, an overhaul to our communication tools (including this newsletter!) is in the works. Make sure to check the web site frequently as more information will be added recent preservation news, articles, and features, as well as a new “look” for the site later this year.

I hope you will join me, the board and our executive director as we move ahead towards achieving these goals, 2009 promises to be a year of change and growth for the Foundation with many exciting opportunities ahead!

All the best,

Kimberlee Ried

JOIN OR RENEW TODAY:

BENEFITS OF HKCF MEMBERSHIP

Subscription to the *Gazette*
 Discount on selected tours and events
 Invitation to the HKCF annual meeting
 Notification of HKCF events
 Use of HKCF library facilities
 Listing on HKCF website
 Enrollment in HKCF email updates

MEMBERSHIP LEVELS

Louis S. Curtiss Society	\$35
Jarvis Hunt Society	\$50
Nelle Peters Society	\$100
John McKecknie Society	\$250
Wight and Wight Society	\$500
Clarence Kivett Society	\$1,000

CREDIT CARD RENEWING AVAILABLE

online at: www.historickansascity.org
 Mail to: Historic Kansas City Foundation
 201 Westport Road, Kansas City, MO 64111

TAX CREDIT COMPROMISE

(Continued from page 2)

The culmination of Senators Smith, Crowell, and Lager's efforts to find compromise on historic tax credit language resulted in the following:

- A per-project residential cap of \$1,000,000 in qualified rehabilitation expenditures (QREs) for owner occupied single family homes;
- A small project exemption for projects with \$1.1 million in qualified rehabilitation expenditures (QREs) (these do not count toward a cap);
- \$140 million cap on historic tax credits (existing projects do not fall under the cap); and
- An effective date of January 1, 2010.

Senator Smith states, "We struck a compromise to protect the historic preservation program for years to come. The \$140M cap is high enough to give lenders confidence that deals will go through. Delaying the effective date for the cap until next year will give many developers the time to line up financing and apply before caps take effect. Most important, the exemption I negotiated for smaller projects will ensure that rehabbers go to the front of the tax credit line and will never have to worry about a cap." Historic tax credit advocates outside of the legislature also find the compromise agreeable. Preservationist Michael Allen of Landmarks Association of St. Louis, Inc. believes that "the compromise won't stop the wave of job creation and community development that started when the credit was created in 1998."

The small project exemption, first proposed by Peter Noonan of Commerce Bank, will allow smaller-scale projects to continue redevelopment without the cap. Based on historical data, it will allow around 75 percent of all deals to be unaffected by the cap, toward which their dollars will not count. Jacob Sanders, a Springfield, Missouri CPA, believes that "the small deal exemption is key. It's those small developers right now that are having such a hard time. Plus, the large percentage of projects we have, especially outside of Saint Louis and Kansas City, will fall into that category." And, the \$140 million cap allows room for large projects while providing the restriction sought by some lawmakers. It is likely that the new provisions will have very little effect on future redevelopment. Missouri Preservation's Deb Sheals explains that, "based upon past use, the \$140 million cap, paired with the critical small project exemption, should allow the program to function close to the level it has in the past several

years. In FY08, for example, just over \$161 million was issued in historic credits, and of that, a little more than \$20 million went to projects that would be covered by the small project exemption."

The passage of the economic development bill and the continuation of the historic tax credit program signals economic stability and infuses confidence into the financing markets, labor, industries, business, and individuals who will sustain Missouri's economy for years to come. Commerce Bank's Peter Noonan explains, "We set up the language with the development and finance community in mind – we want folks to be able to confidently buy the buildings, and then work with their lenders with the surety that the credits will be there for them for the life of the rehabilitation, how ever long that may be. We also fought hard, to some heavy resistance, to allow a safety valve to ultimately get additional credits above the allocation level in the case of cost overruns or increases in project scope. That is key for this to work effectively."

The compromise communicates to Missouri citizens that the historic preservation tax credit will continue producing jobs and stabilizing communities on local main streets and in urban neighborhoods. With a legislative agreement that shelters both small and large projects while fostering a sense of predictability in the housing market, historic tax credit advocates have deemed the compromise workable. Jerry Schlichter, who spearheaded the passage of the original state historic tax credit language in 1998, believes that "the Missouri tax credit remains the model of success for economic and residential development in small towns and cities of all sizes throughout the state."

KANSAS CITY BUNGALOW CLUB LECTURE

2:00 P.M. Sunday, June 28 — Mary Colter
presented by architect Susan Richards Johnson
Truman Forum Room, Plaza Library

The Kansas City Bungalow Club is an advocacy, educational, & social organization dedicated to promoting the restoration & preservation of early residential architecture in the Kansas City area, with an emphasis on the Arts & Crafts style.

"THIS PLACE MATTERS" IN HISTORIC KANSAS CITY

Historic Kansas City Foundation celebrated National Historic Preservation Month in May with great company. Hundreds of community members, historic preservationists, volunteers and civic leaders joined forces to prove "This Place Matters."

Downtown Walking Tour — Approximately, 300 community members walked with Dr. Bill Worley, local author and historian, for a guided tour of downtown Kansas City on May 20th. The walking tour included the Library District and the newly-constructed Power and Light District featuring the historic Mainstreet and Midland Theaters.

"I couldn't believe what an incredible turnout there was!! We will have to have more tours since there is such an interest....it is great to see so many people have an interest in KC!"—Gina R. Harvey



HKCF welcomed more than 100 individuals to the **Midland by AMC and AMC Mainstreet lecture** hosted on May 27th. William Slusher, lead architect for AMC Mainstreet, and Jay Tomlinson, a partner at Helix Architecture + Design, led a discussion of the renovation and reuse of the historic Midland by AMC and AMC Mainstreet theatres as a part of the newly-constructed Power and Light District. The lecture was held at the Downtown Central Library.



On May 26th, HKCF held "This Place Matters," a **Preservation Awards Ceremony** recognizing special accomplishments, projects and efforts in the greater metropolitan area that have furthered the restoration and preservation of Kansas City's historic buildings and early neighborhoods. For a list of the winners, please visit www.historickansascity.org.

"The meeting last evening was exceptional, particularly the Power Point presentations, we enjoyed being present and visiting with friends."—Tom and Mardie Kirkwood