



For Immediate Release
Contact: Lisa Lassman Briscoe
816-931-8448
lbriscoe@historickansascity.org

Endangered No More! HKC's Most Endangered List **Success Stories and Call for Nominations**

Kansas City, MO, November 2017 – Each year Historic Kansas City announces our Most Endangered list of buildings and other places around Kansas City at risk of being demolished or of crumbling into obscurity. We do this to draw attention to their plight, and in hopes of attracting new owners, developers, or community groups who will commit to restore, repurpose and maintain their unique appeal. These historic places are irreplaceable community assets that tell the story of the city and its development.

The list recognizes the many significant properties that make up our neighborhoods, reflecting the lives of community leaders, important architects and buildings and the families who made Kansas City their home. The list also highlights the value of the city's architectural styles and building types of rapidly disappearing residential, commercial and public architecture. They are places that are important to the diverse history of our city and are tied to the neighborhoods and communities where they are located.

"The list of Most Endangered Buildings has called attention to threatened one-of-a-kind resources throughout Kansas City and galvanized the local community to help save them," said Joan Adam, president of Historic Kansas City. "As we call for nominations for the 2017 list, we want to celebrate the people who learned about a threatened place from this list and then do something about it. We are a better community today because of the people who cared about these important pieces of our historic fabric."

"While HKC celebrates two stories of success - the "Nelsonhood" and the "Colonnades" - we also know that many important places throughout Kansas City remain endangered," Adam said. "Buildings that once seemed safely preserved can later confront new, unforeseen threats. While we celebrate these two success stories, HKC remains committed to keeping a watchful eye on the list to make sure these community assets endure for the benefit of future generations."

Success #1: "Nelsonhood" and Kirkwood Mansion, 46th and Rockhill Road, Kansas City, MO

After a decade of tension between historic neighborhoods and the Nelson-Atkins Museum of Art, preservation efforts served as a pivotal factor for a successful resolution in the spring of 2017.

The Rockhill and Southmoreland neighborhoods are exceptionally historic. The neighborhoods about the Nelson-Atkins Museum of Art, one of the great cultural institutions in the region. Both the Rockhill neighborhood and the Nelson-Atkins are legacies of William Rockhill Nelson, who earlier founded The Kansas City Star newspaper.

Over time, the Nelson-Atkins had acquired five residential properties in the Rockhill neighborhood, four of which are adjacent to the Southmoreland neighborhood. With the need for additional museum space, the museum shared their plans to use the homes for institution offices, with the long-term intent of demolition of the properties. The properties were zoned residential and on both the National Register of Historic Places and the Kansas City Register of Historic Places. With strong leadership from the neighborhoods, the support of Historic Kansas City, Councilwoman Katheryn Shield and the National Trust, the buildings will be preserved to support the historical character of the neighborhood.



Kirkwood Mansion at 46th and Rockhill Road

The agreement, which is outlined in the Master Plan District (MPD) and MOU for the Nelson-Atkins, calls for full preservation of the facades and interiors of all five properties and the sale of the Kirkwood home to be restored for residential use. The agreement permits the Nelson-Atkins to use four of the houses for museum offices, but returning them to residential use when no longer needed for institutional use.

The agreement was passed by a unanimous vote of the City Council in June 2017 and was celebrated as a “win-win” for all stakeholders.

The agreement also created a Stewardship Committee that will serve as a communication vehicle between the neighborhoods and the Nelson-Atkins. The Committee will review and approve all plans and changes to residential properties owned by the Museum. It will include representation from Historic Kansas City, the neighborhoods and the Nelson-Atkins.

Throughout this ten-year process, strong neighborhood leadership and historic preservation efforts were the keys to resolution. Preservation of historic properties serve to keep both neighborhoods and institutions great for generations to come.

Success #2: The Colonnades: 100-118 W. Armour Blvd, Kansas City, MO

Historic Kansas City partnered with the Old Hyde Park Neighborhood Association to oppose the proposed demolition of four apartment buildings in the Old Hyde Park Historic District. They were built in 1902-1903 and designed by architect John McKecknie, a prolific Kansas City architect of the first half of the 20th century known for many colonnaded apartment buildings in Midtown neighborhoods.

After months of community engagement, meetings with stakeholders, and testimony presented to the Historic Preservation Commission, the commission voted unanimously to reject MAC Property's application to demolish based on economic hardship.

Denial of the application triggered the Kansas City's Historic Preservation Ordinance three-year waiting period to demolish the properties.

Nearing the end of that waiting period, a solution was sought to avoid demolition from Councilwoman Katheryn Shields. MAC Properties then presented a new plan that would save the buildings utilizing Historic Tax Credits and the availability of some surplus "building interruption" funds of about \$800,000. The City backed the plan; resulting in the completed project you see today.

As reported by The KC Star, "Peter Cassel, MAC's representative, declared the wisdom of hindsight and acknowledged that neighborhood leaders and historic preservationists were right to fight for saving the buildings, which, he said, are quite stunning."

"We worked long and hard with the neighborhood to save these buildings," said Greg Allen, past president of Historic Kansas City. "These buildings are part of the grand streetscape of Armour Boulevard." Allen emphasized that the outcome was evidence of the value of historic designations and the "very great value in these three-year waits. It allows a solution to come forward."

Steve Paul, previously of the KC Star (and now on Historic Kansas City's board), said it best in his article of January 2016, "It's also evidence that good intentions, persistence and patience can lead to great things for the character of the city."



100-118 W. Armour Blvd



Most Endangered! 2017 Call for Nominations

Historic Kansas City has used its annual list of Most Endangered Buildings to spotlight important examples of architectural and cultural heritage that were at risk of destruction or irreparable damage.

Do you know of a threatened historic place? If so, nominate it for the 2017 list of the Most Endangered. Nominations will be accepted until Wednesday, January 31, 2018.

Inclusion on the Most Endangered list has proven beneficial for Kansas City's historic places. For some properties, nomination to the list is a last chance for survival.

A "Most Endangered" designation:

- Focuses media and public attention on the plight of threatened historic places
- Spurs positive action and generates public support
- Creates opportunities for preservation solutions

What is an endangered property?

- A threatened historic place important to the community
- An irreplaceable local landmark fallen into disrepair
- An architecturally significant building or structure that's been abandoned
- A historic district or building type threatened by poor planning or public policy

If you know of a historic resource that fits these descriptions, do something!

Nominate the property for inclusion on the Most Endangered list and make the effort to preserve it heard around Kansas City. The nomination process is simple, see attached.

Please return nominations by Wednesday, January 31, 2018.

Members of the public are invited **to learn more** about the 2016 list and properties that remain endangered at <https://www.historickansascity.org/historic/2016-endangered-list/>

###



2017 Most Endangered Nomination Form

Return form to Historic Kansas City by Wednesday, January 31, 2018.

Every year Historic Kansas City publishes the Most Endangered List to raise awareness and advocate for our city's historic buildings and resources. Historic KC's Most Endangered list is a non-exhaustive roster of notable places threatened with demolition or extreme alteration. The list is based on information publicly available (and circulated) at the time of deliberation and allowing a reasonable interval for preparing the list and publishing it. The list is a call for action from all stakeholders and is not a compendium of endangered historic places in our region or even all significant historic places threatened.

Nomination Eligibility Criteria:

- There must be a degree of endangerment by owner neglect, proposed demolition, rezoning, or redevelopment and/or other factors.
- There must be evidence of local support, or, clear potential for building local support, for preservation of the property.
- The property must be listed on or eligible for listing on the Kansas City Register of Historic Places or the National Register of Historic Places.

Selection will be made based on the properties' significance as determined by Historic Kansas City and not solely on the degree of endangerment.

To be considered for selection, please include:

- Completed nomination form, attachments and supplemental materials.
- Answers to additional information requested.
- Up to three images of the property (digital or prints).
- Any other documentation (newspaper clippings, reports, etc.) to support the nomination.

Nomination forms must be emailed, or post marked by Wednesday, January 31, 2018.

Email to: lbriscoe@historickansascity.org

Mail to: Historic Kansas City

234 W. 10th St.

Kansas City, MO 64105

Name of Place:

Address _____

Owner of Place (If they live elsewhere):

Owner: _____

Owner Address: _____

City _____ State _____ Zip Code _____

Phone # _____ Email _____

Has the owner been informed of this nomination? Yes No

Person/Group Submitting this nomination

Contact person(s) _____

Address _____

City _____ State _____ Zip Code _____

Phone # _____ Email _____

Signature of Nominator _____ Date submitted _____

NOTE: All submitted materials become the property of Historic Kansas City and will not be returned. The nominator grants Historic Kansas City permission to reproduce the enclosed materials as needed.

If you know, please identify the designation status of the endangered place:

- Year Built: _____
- National Register of Historic Places: ___ Individual Listing and/or ___ Part of Historic District
- Locally Designated Historic District: ___ Locally Designated Landmark ___
- Other: _____

Attachments: (Please provide the following with your application)

On separate pages, please provide the following for each section: (no more than 2 pages)

- Property Significance:** Describe the endangered place's significance. Why is the property important?
- Property Endangerment:** Describe the nature of the threat to the property such as demolition, neglect, fire, vandalism, inappropriate rehabilitation, development pressure, and/or a pending sale or foreclosure without preservation restrictions in place. How immediate is the threat?
- Community Commitment:** Does the community or neighborhood support the preservation of the nominated resource? Who are the key players involved? Are there any suggestions or plans for the reuse of the property, if appropriate, Is there opposition to its preservation?

Supplemental Material: (Please provide the following with your application)

- **Photos:** A CD, jump drive, ZIP file, or email link, with a minimum of 3 labeled photos, black and white or color, in jpg format of the endangered property **in high resolution. Do not insert photos in a document or pdf.** If selected, they will be used for the presentation and press release and need to be separate from the nomination document.
- **Articles:** Copies of pertinent newspaper articles or other pertinent information chronicling the property's history and its endangered status.

If you have questions about how to complete a nomination, please email lbriscoe@historickansascity.org or call at (816) 931-8448.