



# Westport Historic Resources Survey

WEBSITE: [WWW.HISTORICKANSASCITY.ORG](http://WWW.HISTORICKANSASCITY.ORG)





# ***PRESENTATION***

- Introductory Remarks.
- What is Historic Resources Survey?
- Why is Survey Done?
- Summary of Westport Survey Results.
- How Can Survey Be Used?
- Closing Remarks.

**WEBSITE:** [WWW.HISTORICKANSASCITY.ORG](http://WWW.HISTORICKANSASCITY.ORG)

# ACKNOWLEDGEMENTS

- Recognitions
  - City Council of Kansas City, MO
  - KCMO City Planning & Development Staff
  - Help Save Westport Group
  - Westport Presbyterian Church
- Contributors
  - City of Kansas City, Missouri
  - National Trust for Historic Preservation
  - GoFundMe Supporters



**National Trust *for*  
Historic Preservation**  
*Save the past. Enrich the future.*

# GoFundMe -CONTRIBUTORS

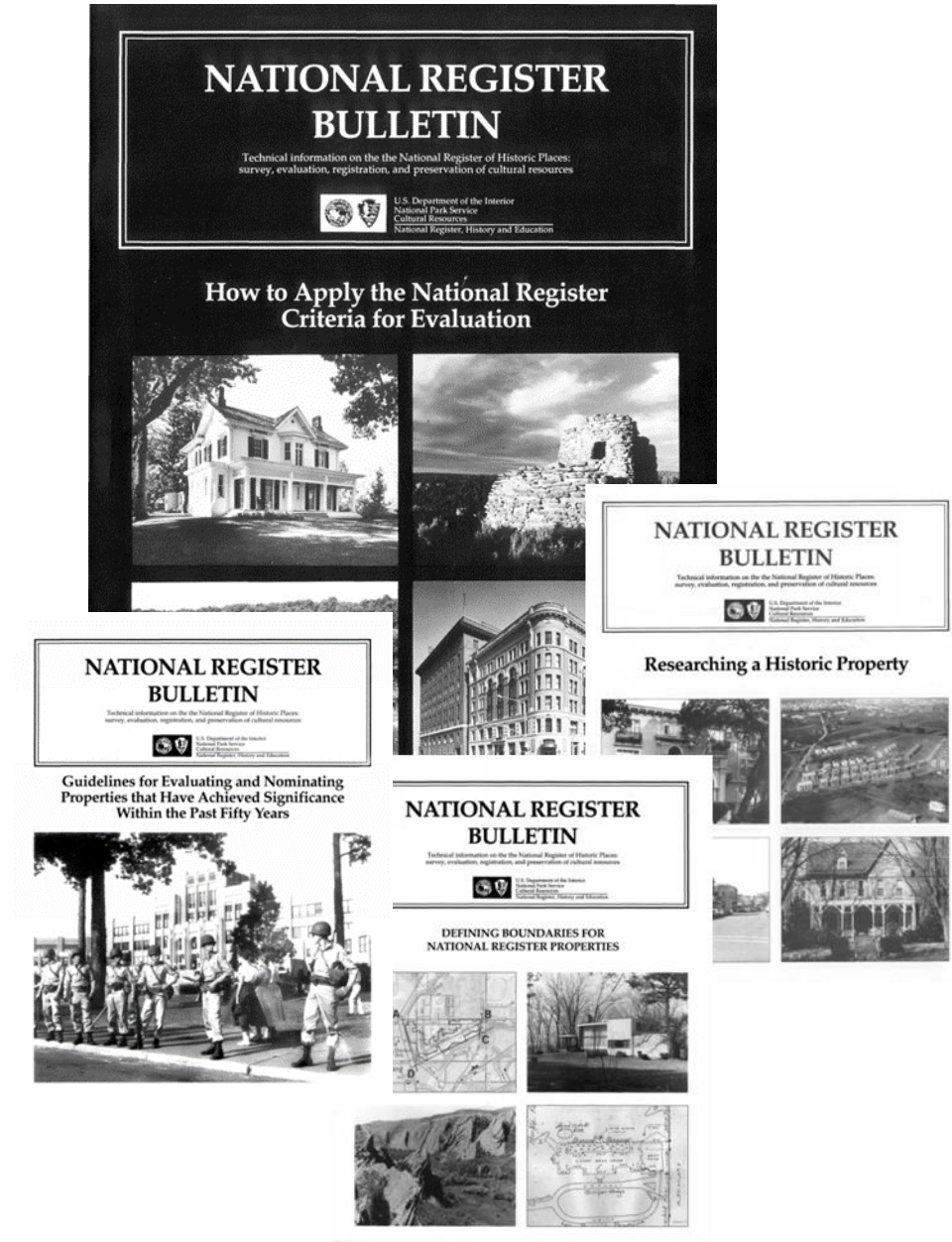
## 102 Citizens concerned about Historic Westport

- Marty Wiedenmann Jarvis
- Brian Ball
- Michelle Innes
- David Schnabel
- Joan Adam
- Jim Wanser
- Mary Jo Draper
- Rebecca Olson
- Elizabeth Fischer
- Julie Tenenbaum
- Diane Capps
- Lucinda Dill
- Sarah Legg
- Greg Corbin
- Linda McCurry
- Christine Jordan
- Sarah Ingram-Eiser
- Audrey Diggs
- Allan Thompson
- Steve Paul
- George Vesel
- Jennifer Tuttle
- Ross Freese
- Diane Reuter
- Melanie Ball
- Plasterkraft LLC
- Scott Page
- Robin Page
- Laura Cox
- Harold James
- Margaret Utz
- Michael Fischer
- Nancy Day
- Melanie Bowman
- Christopher Hughey
- Connie Stewart
- Patti Meier
- Darcy Howe
- Patrick Haverty
- Laura Burkhalter
- Marshall Miller
- Bruce Rodgers
- Anne Rogers Owen
- Laurie Chipman
- Karen Clawson Sifton
- Marla Anderson
- Martha Castrejon
- Tracie Dittimore
- John Carothers
- Marsha Carothers
- Lauren Hruby
- Devin Winter
- Ryan Fields
- Martha Childers
- Shannon Kelly
- Erica Kelly
- Alison Paddock
- Rio Cervantes-reed
- Leigh Patterson
- Beth Low-smith
- Tom Sorrells
- Travis Stewart
- Brennan Boyle
- Lucy Terry
- Janet Awaken
- Joel Awaken
- Keith Mcgeeney
- Jeff Roudabush
- Heart Of Westport West Plaza Neighborhood
- Aubra Barbara Rues
- Larry Bowman
- Diane Utz
- Doris Yonker
- Connie Stewart
- Joan Riffel
- Tiffany Hoffman
- Ami Freeberg
- Robert R.
- Sharon S.
- Sally S.
- Tom P.
- Arthur Benson
- Michael Kelly
- Laurence Tillett
- Jack Holland
- Laurie Chipman
- Angela Splittgerber
- Susan Porter
- Marta Chasteen
- Leslie Bayer
- Sean Everhart
- Bryan Adams
- Lisa Cordes
- Kate Corwin
- Mason Wolf
- Sharon Odonnell
- John Reeves
- Cale Sadowski
- Jacqueline Magerl
- Cydney Mcqueen
- Theresa Garza
- Marissa Nemechek



# WHAT IS SURVEY?

- It's DATA!
- Methodology defined by the National Park Service
- Managed by State Historic Preservation Offices
- Developed by City
- Collection of a Body of Knowledge



# KANSAS CITY SURVEY

- Kansas City citywide survey
  - Over 26,000 parcels
- 1995 Kansas City Survey Plan
  - Identifies and Prioritizes
- Pending: KC Modern Survey.

## SURVEY AREAS

- 1: Barry Community
- 2: Central Industrial District
- 3: Central Business District
- 4: Quality Hill West
- 5: Old Town
- 6: Columbus Park
- 7: Pendleton Heights
- 8: Scarritt Point
- 9: Westside
- 10: Midtown
- 11: 18th & Vine
- 12: Santa Fe
- 13: North Volker
- 14: Roanoke
- 15: North Valentine
- 16: Warner Plaza
- 17: North Hyde Park
- 18: Armour Blvd.
- 19: Central Hyde Park
- 20: Janssen Place
- 21: Main Street
- 22: Broadway-Main
- 23: Nelle E. Peters Thematic
- 24: North Plaza
- 25: Gillham-Main
- 26: Sothmoreland
- 27: Rockhill
- 28: Sunset Wood
- 29: Simpson-Yeomans/ Country Side
- 30: Sunset Hills
- 31: Ward Parkway
- 32: Broadway/Gillham
- 33: Westside
- 34: Country Club Plaza
- 35: Coleman Highlands
- 36: Crestwood
- 37: South Hyde Park
- 38: St. John Ave



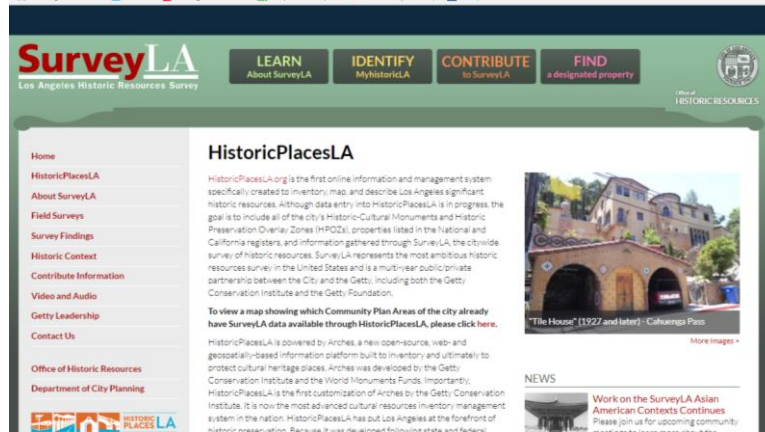
## STATUS OF SURVEY

Prepared by the City Planning and Development Department  
Historic Preservation Management Division

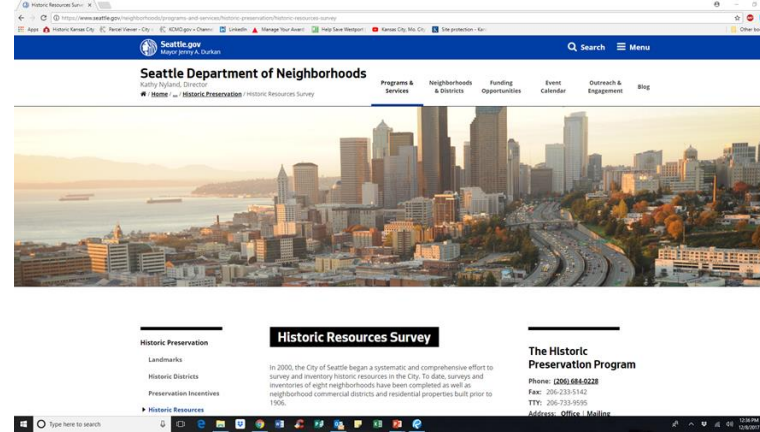




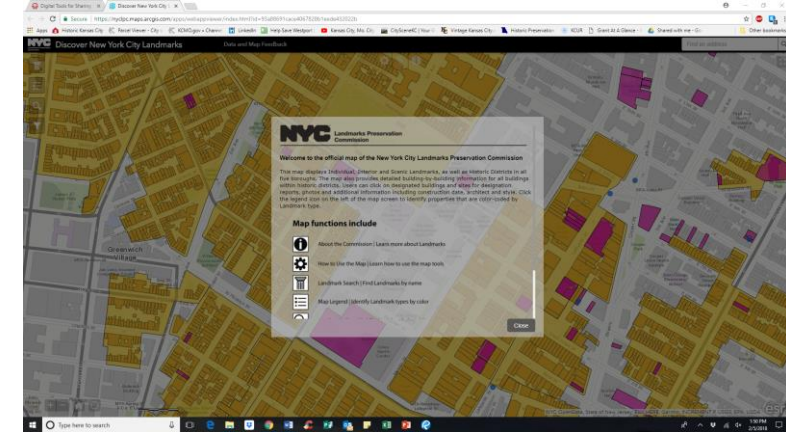
# SURVEYLA



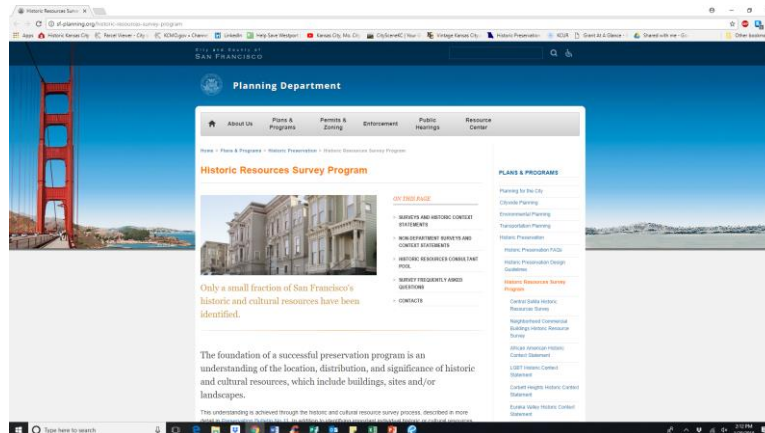
# 2000 SEATTLE



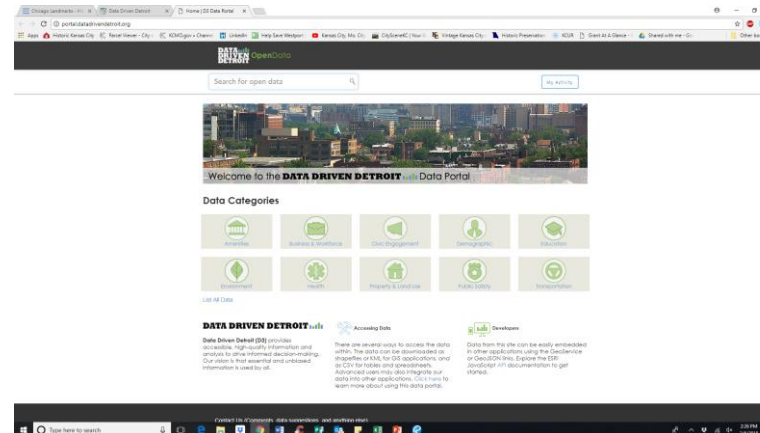
# NEW YORK



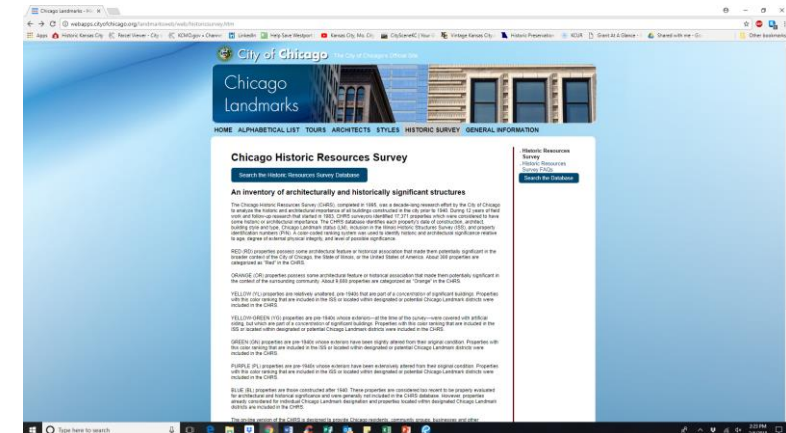
# SAN FRANCISCO



# DETROIT

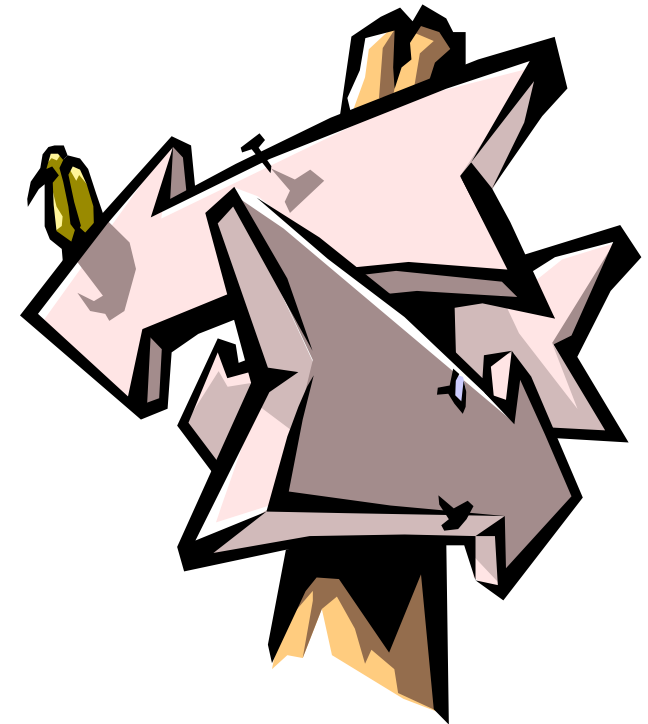


# CHICAGO



# WHY IS SURVEY DONE?

- **Provides Direction for Planning Decisions**
  - Establishes a Community Character Baseline
  - Facilitates Environmental Review
  - Historic Preservation Programs
  - Economic Development
  - Area Plan Updates
  - Design Guidelines
  - Branding & Interpretative Programs





# *Who is Rosin Preservation?*



- KC-based historic preservation consultants
- 6 professional staff hold MS HP degrees
- Clients are HTC developers and local agencies/organizations using historic resources as part of planning strategy
- Since 2006
  - 5,000+ resources surveyed
  - 1,200+ resources NR listed
  - \$1.65 billion approved for historic tax credit rehab

# *What is Historic Resources Survey?*

- **Inventory** of resources within a **defined boundary**
  - *Resources = buildings, structures, objects, sites*
- Research **history** of survey area to develop contextual framework
- **Analysis** of key information to identify resources that may be eligible for historic register (*individual or district*)
  - *Function/use*
  - *Architectural style/property type*
  - *Dates of construction*
  - *Integrity*



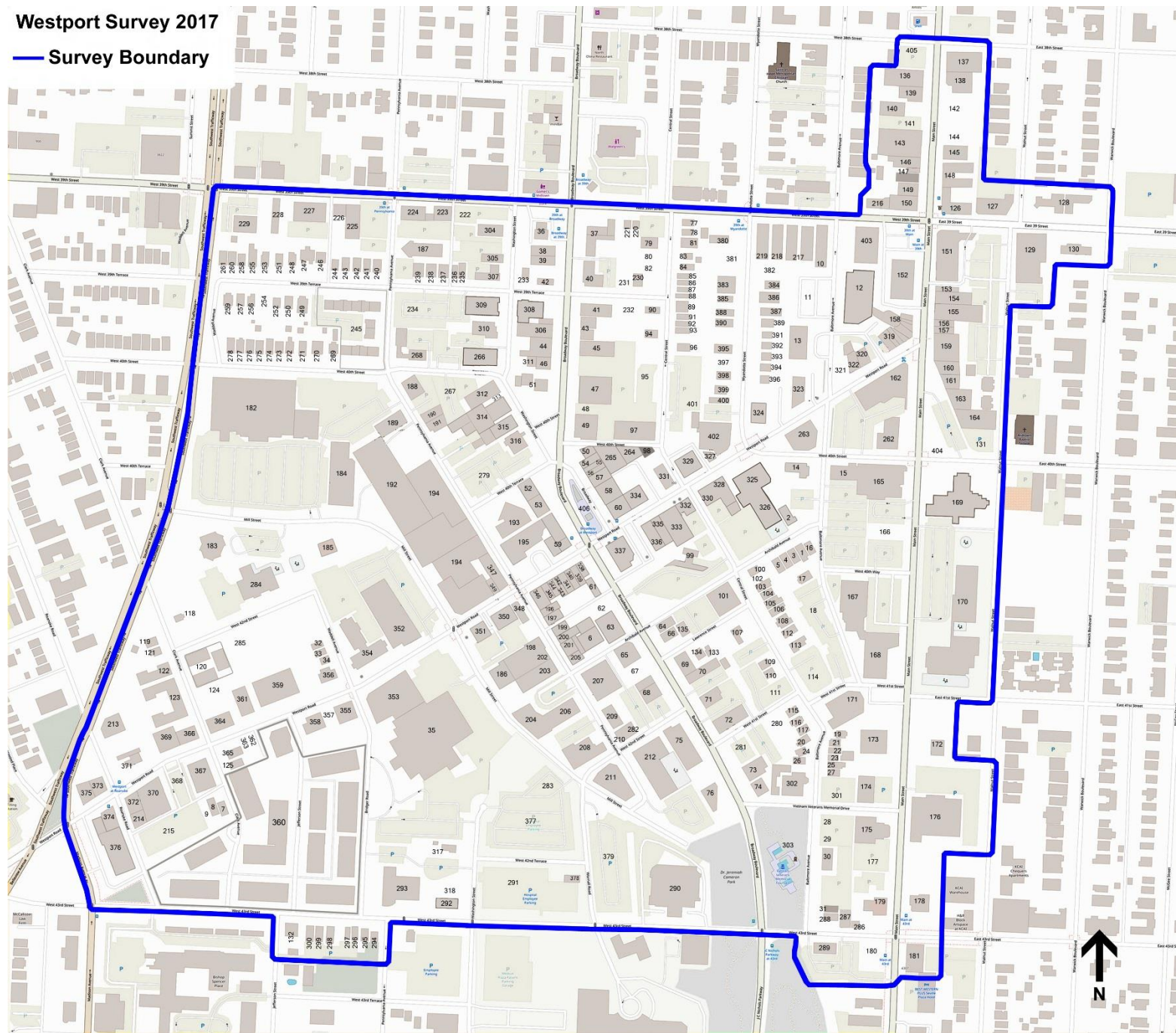
# *How did we approach Westport?*

1. Defined survey boundary
2. Gathered data – field survey & research
3. Created database
4. Analyzed and mapped data
5. Applied National Register Criteria for Evaluation
6. Made recommendations

# Survey Boundary

Westport Survey 2017

— Survey Boundary







1. Survey No. JA-AS-068-063		2. Survey Name: Westport 2017 Survey	
3. County: JACKSON		4. Address (Street No.) 4118 BROADWAY	
5. City: Kansas City		7. Township/Range/Section: T: R: S:	
8. Historic name (if known): Fixture warehouse		9. Present/other name (if known): Aladdin Oriental Rugs	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): commerce/trade: specialty store	
		11b. Current use: commerce/trade: specialty store	

**HISTORICAL INFORMATION**

12. Construction date: 1925 c.		15. Architect:		18. Previously surveyed? <input type="checkbox"/> Cite survey name in box 22 cont. (page 3)	
13. Significant date/period 1850-1968		16. Builder/contractor:		19. On National Register? <input type="checkbox"/> Individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)	
14. Area(s) of significance: COMMERCE		17. Original or significant owner:		20. National Register eligible? <input type="checkbox"/> Individually eligible <input checked="" type="checkbox"/> district potential <input checked="" type="checkbox"/> C <input type="checkbox"/> NC <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	
21. History and significance on continuation page. <input checked="" type="checkbox"/>				22. Sources of information on continuation page. <input checked="" type="checkbox"/>	

**ARCHITECTURAL INFORMATION**

23. Category of property: <input checked="" type="checkbox"/> buildings <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object		30. Roof material:		37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement:	
24. Vernacular or property type:		31. Chimney placement:		38. Acreage (rural) Visible from public road? <input checked="" type="checkbox"/>	
25. Style: Mission/Spanish Colonial Revival		32. Structural system:		39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input type="checkbox"/> Altered Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s):	
26. Plan shape rectangular		33. Exterior wall cladding: brick		Endangered by:	
27. No. of stories: 2		34. Foundation material concrete		40. No. of outbuildings (describe in box 40 cont.):	
28. No. of bays (1st floor): 6		35. Basement type:		41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>	
29. Roof type: flat		36. Front porch type/placement:			

**OTHER**

42. Current owner/address: Aladdin Oriental Rug Co 4118 Kansas City MO		43. Form prepared by (name and org.): Rosin Preservation, LLC Sophie Roark 1712 Holmes Kansas City, MO 64108 616-472-4950 sophie@rosinpreservation.com		44. Survey date:	
				45. Date of revisions:	

**FOR SHPO USE**

Date entered in inventory:		Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> Intensive		Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no	
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district				Other:	
Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined					

Date(s):



**ADDITIONAL INFORMATION**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.  
The building is identified as a fixture warehouse on the 1951 Sanborn map.

This building retains integrity and communicates its associations with the broader historic context for the commercial center of Westport. It is recommended as a contributing resource to the potential Old Westport Historic District.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

This two-story Mission/Spanish Colonial Revival commercial building has buff brick walls and a flat roof with red clay tile pent roofs on multiple elevations. The asymmetrical front facade has an elaborate entrance bay while the first-story bays have large storefront display windows with non-historic aluminum frames and historic stone sills. The second story has bands of three non-historic aluminum windows with stone sills. Dentils ornament the cornice below the pent roof. Terra cotta ornament displaying classical motifs ornaments the main entrance. The segmental arched window surround frames a multi-light wood casement window.



Survey number: JA-AS-068-063 Address:

**LOCATION MAP (include north arrow)**



**SITE MAP/PLAN (include north arrow)**



**PHOTOGRAPH**

4118 BROADWAY	
Photographer Brad Finch, f-stop Photography	Date: Description:



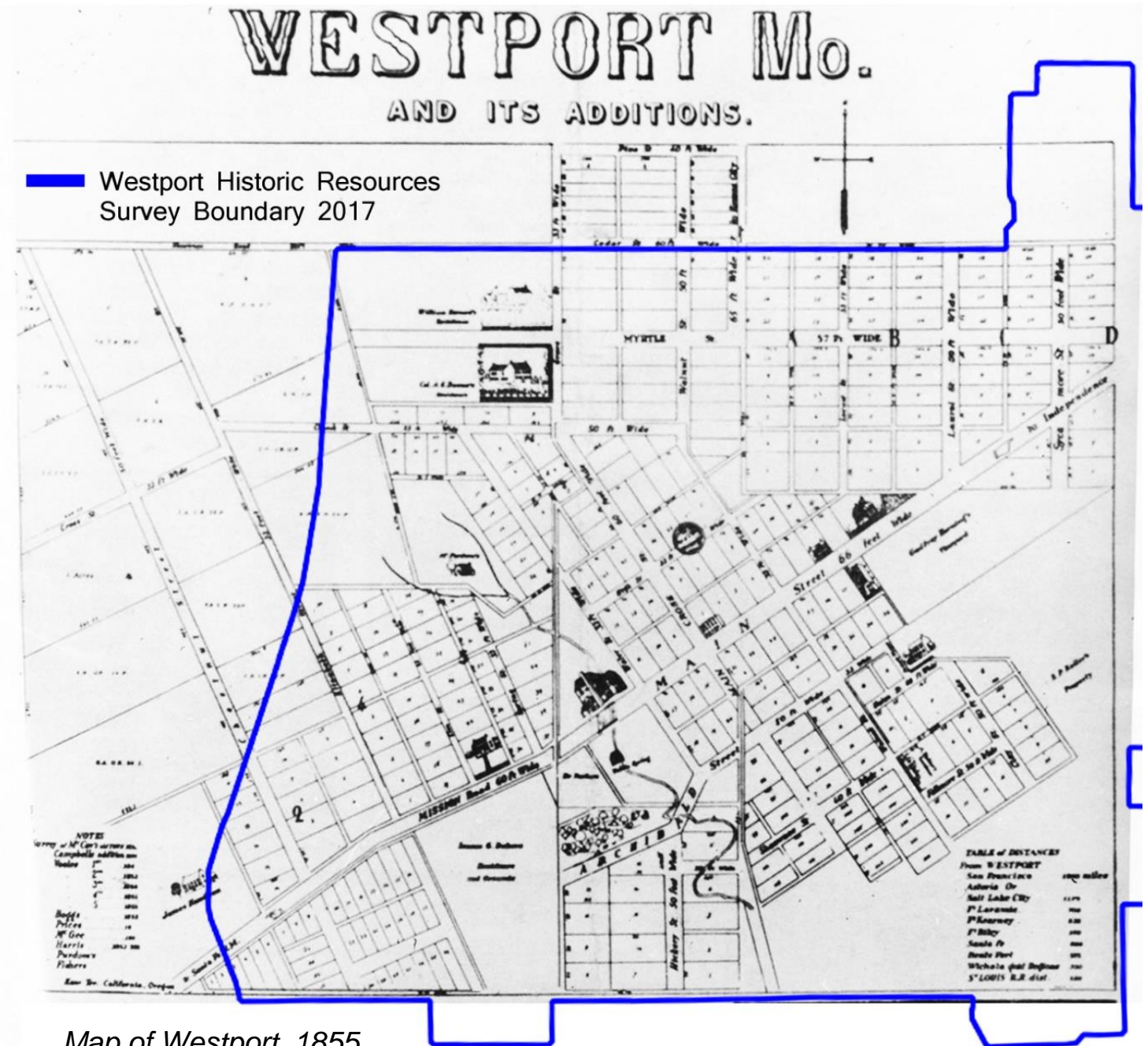
# Westport's Periods of History

- 1831-1870: Frontier settlement
- 1871-1897: Burgeoning city
- 1898-1919: Streetcar suburb
- 1920-1945: Citywide growth
- 1946-1970: Post-war changes
- 1971-2017: Renewal & redevelopment



*Albert G. Boone Store, c. 1950*

# 1831-1870: Frontier settlement



*Map of Westport, 1855*

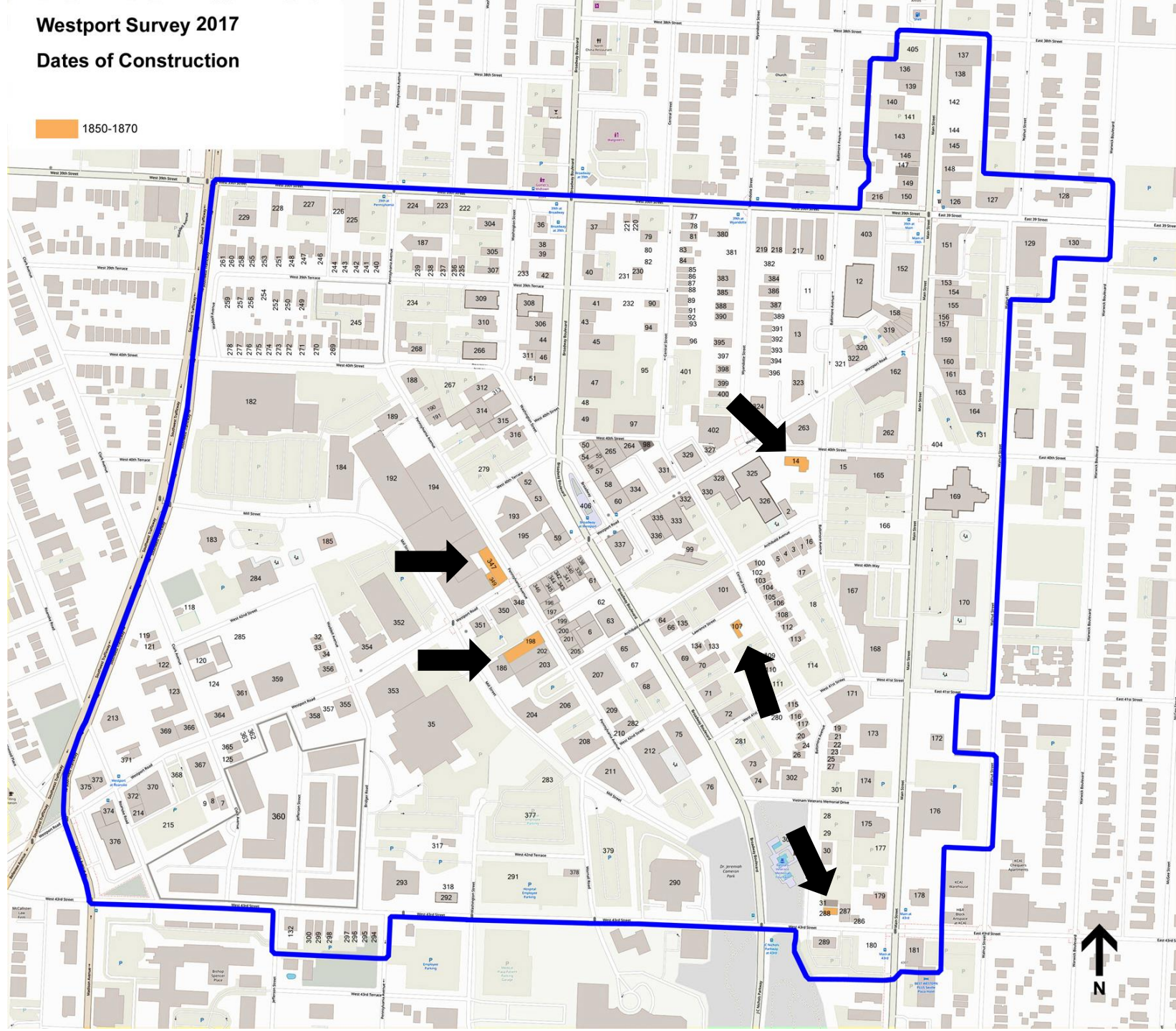


### Dates of Construction

1850-1870

# 1850-1870

## 6 resources

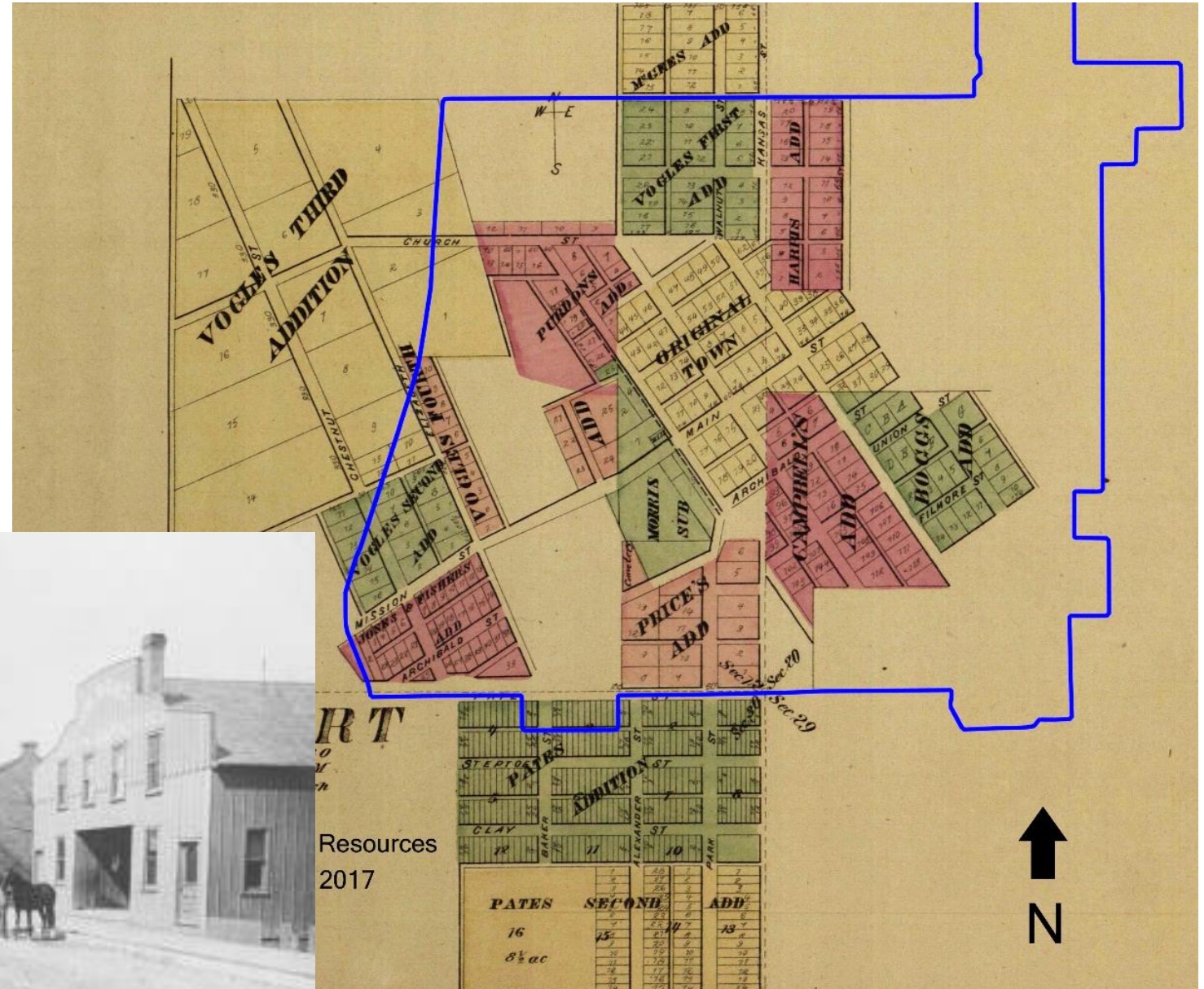




# 1870-1897: Burgeoning City



*Westport Road, looking west from Wyandotte, 1890*

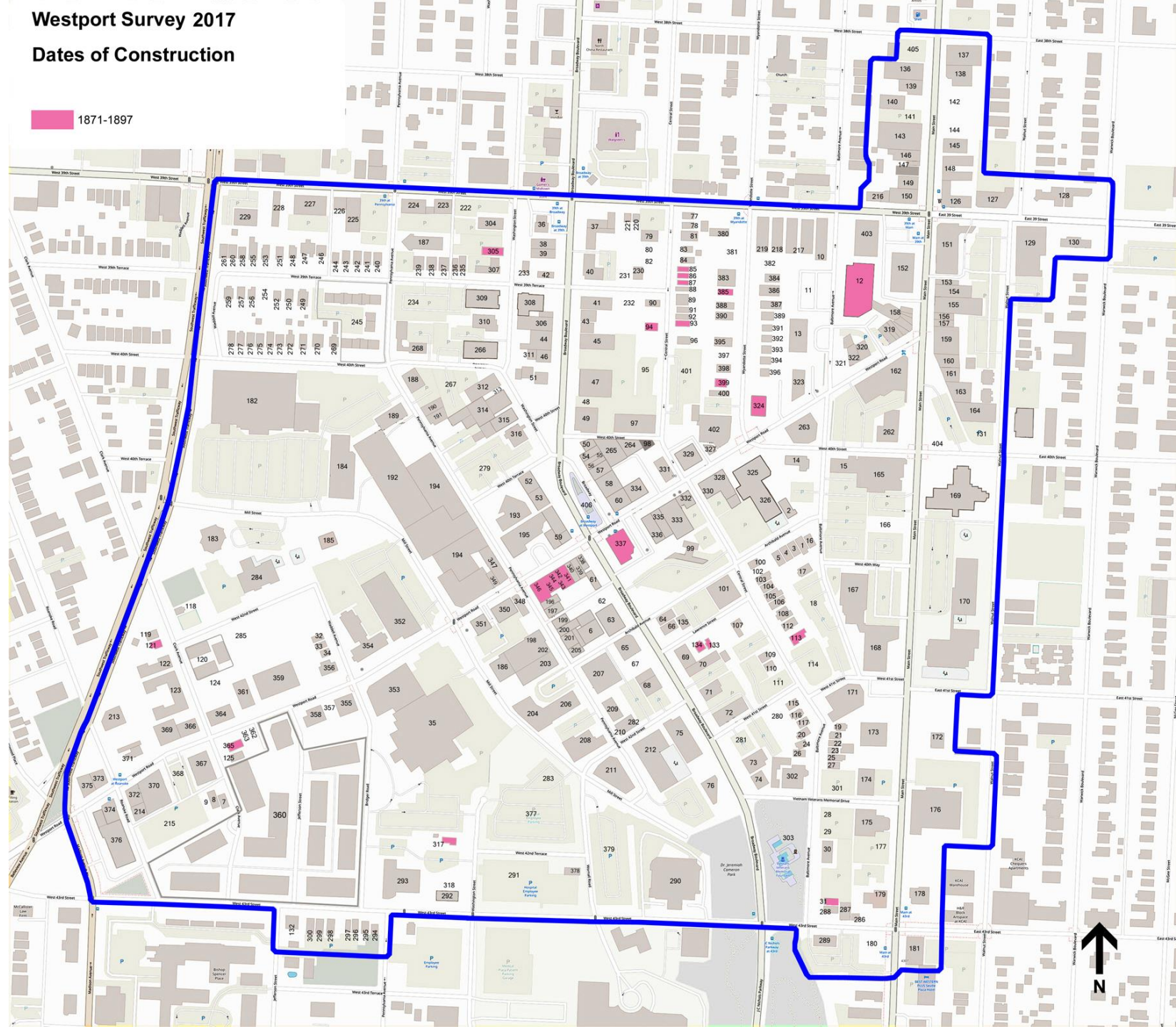


Resources  
2017

*Map of Westport, 1877*



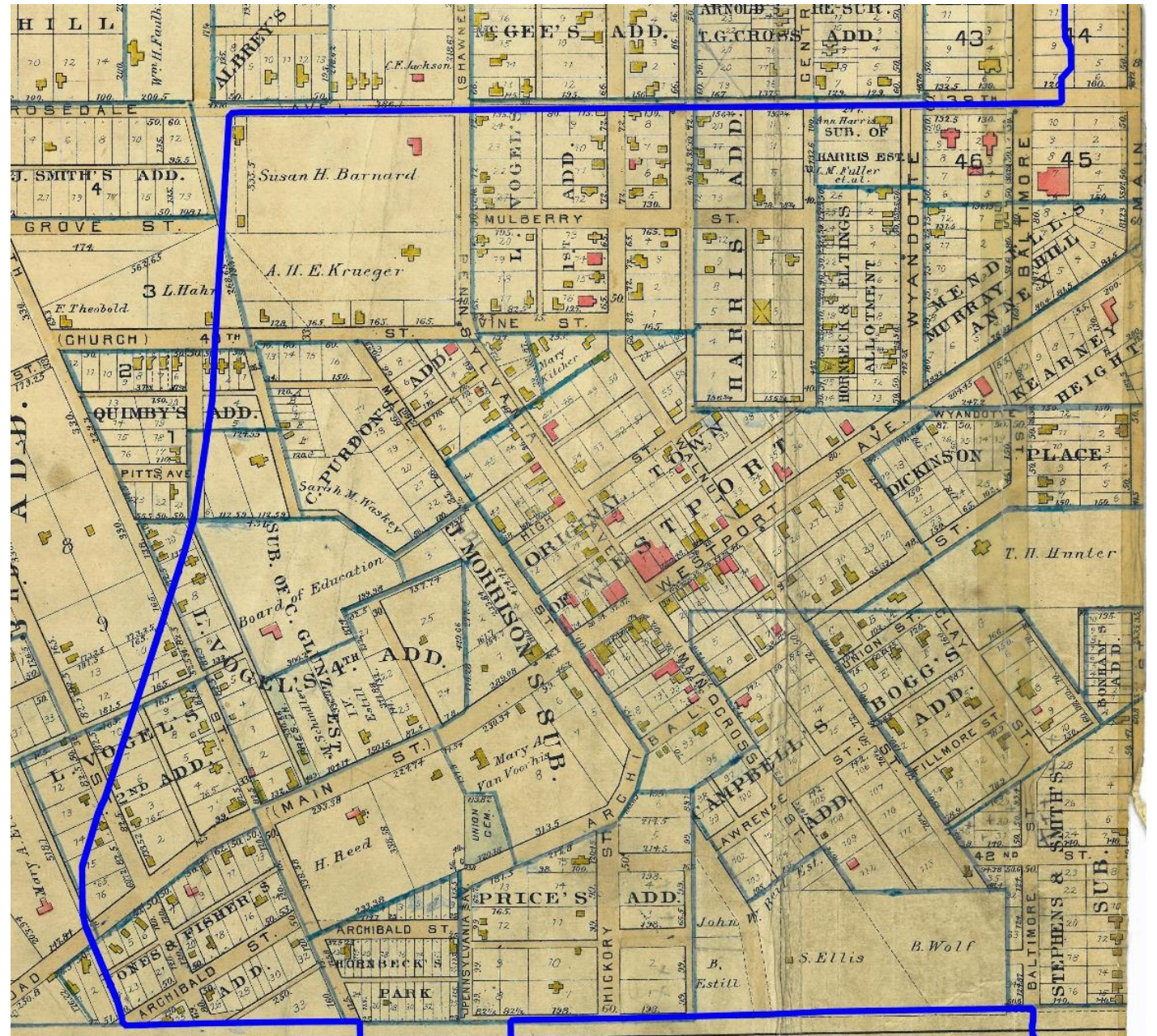
# 24 resources





# 1898-1919: Streetcar Suburb

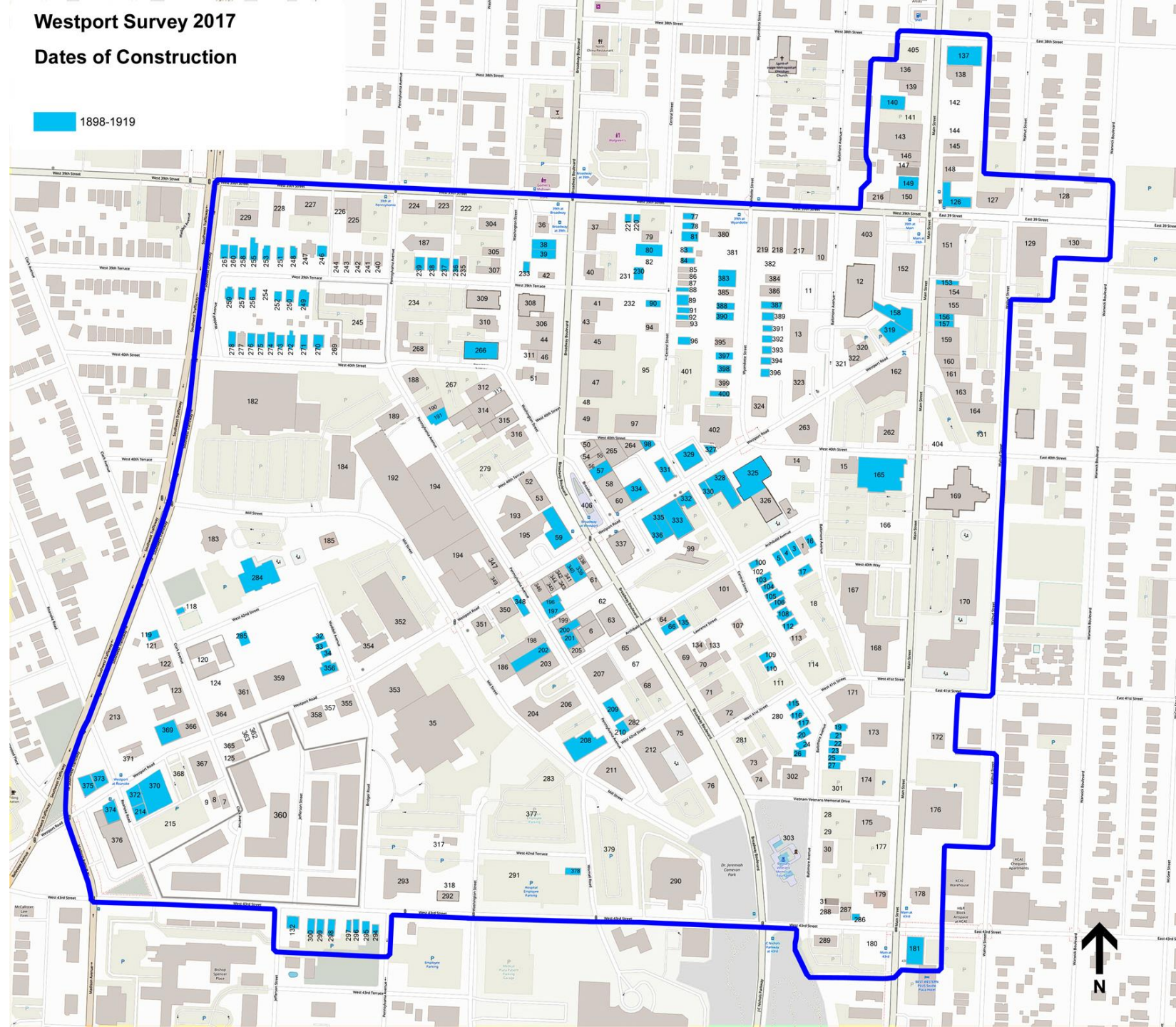
Map of Westport, 1896





# 1898-1919

## 152 Resources



# 1920-1945: Citywide Growth



*Looking east on Westport Road at Broadway, c. 1920*

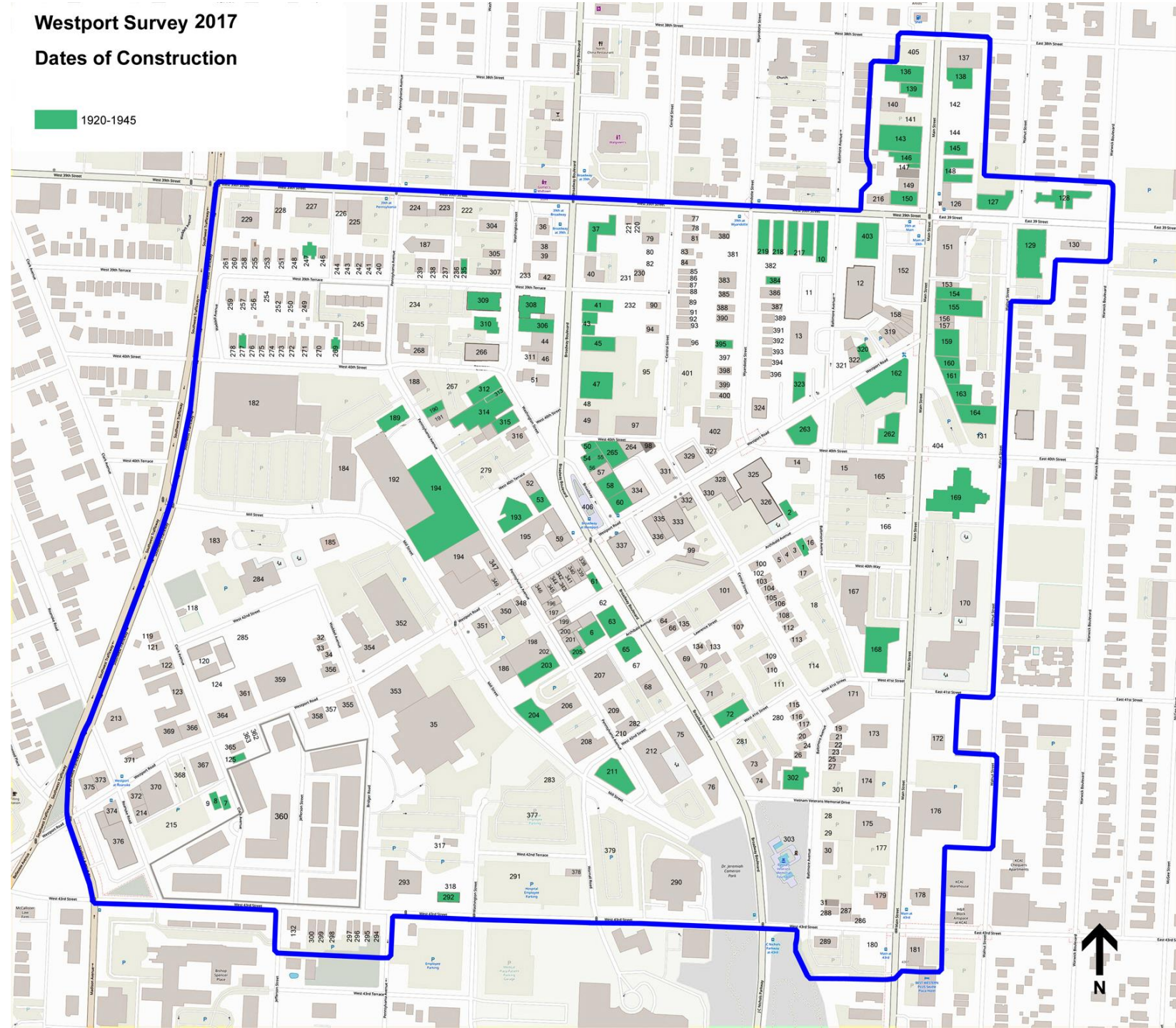


# 1920-1945: Citywide Growth



1920-1945

80 resources





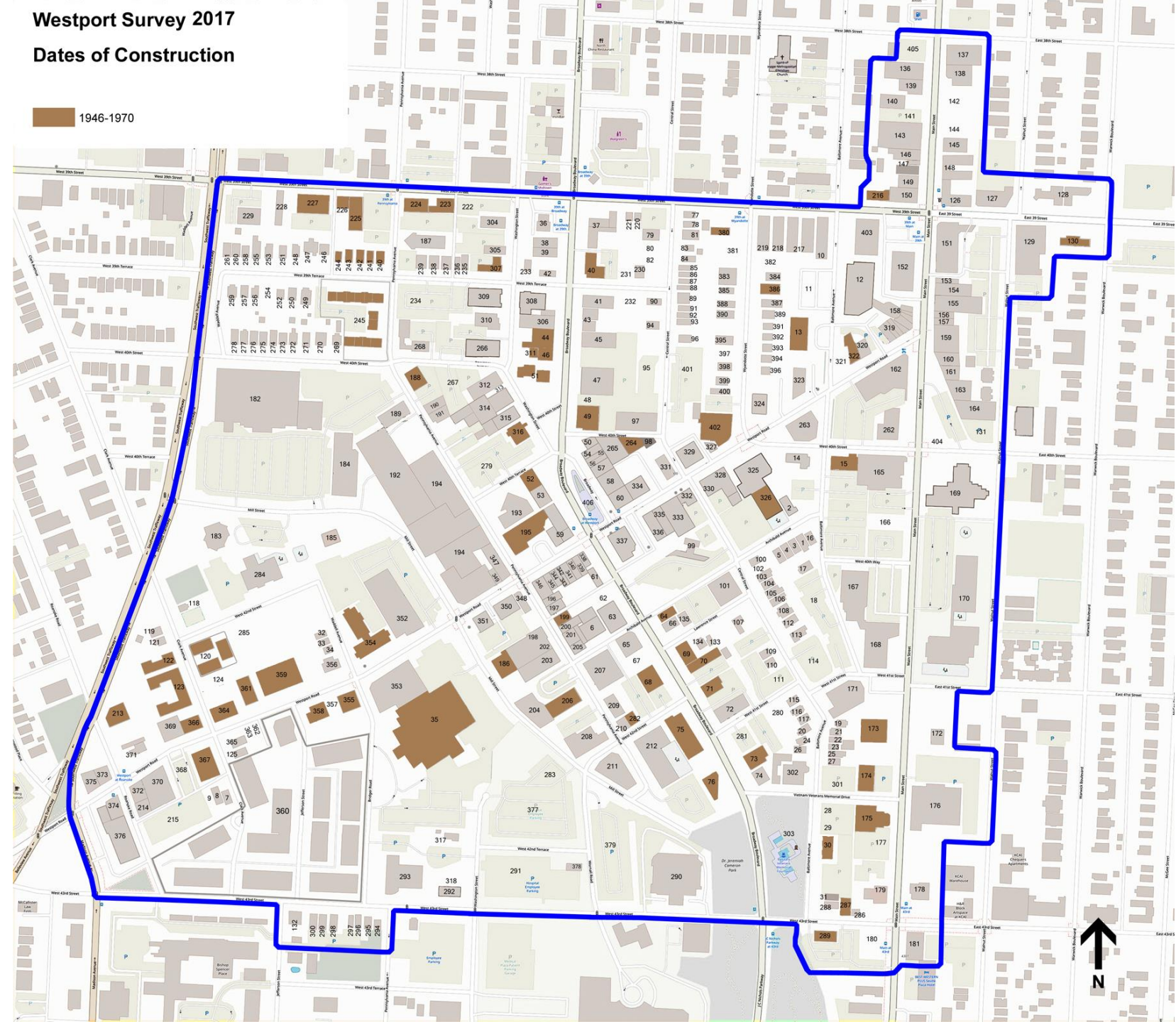
# 1946-1970: Post-War Changes



*Looking south on Broadway at Westport Road, 1948*



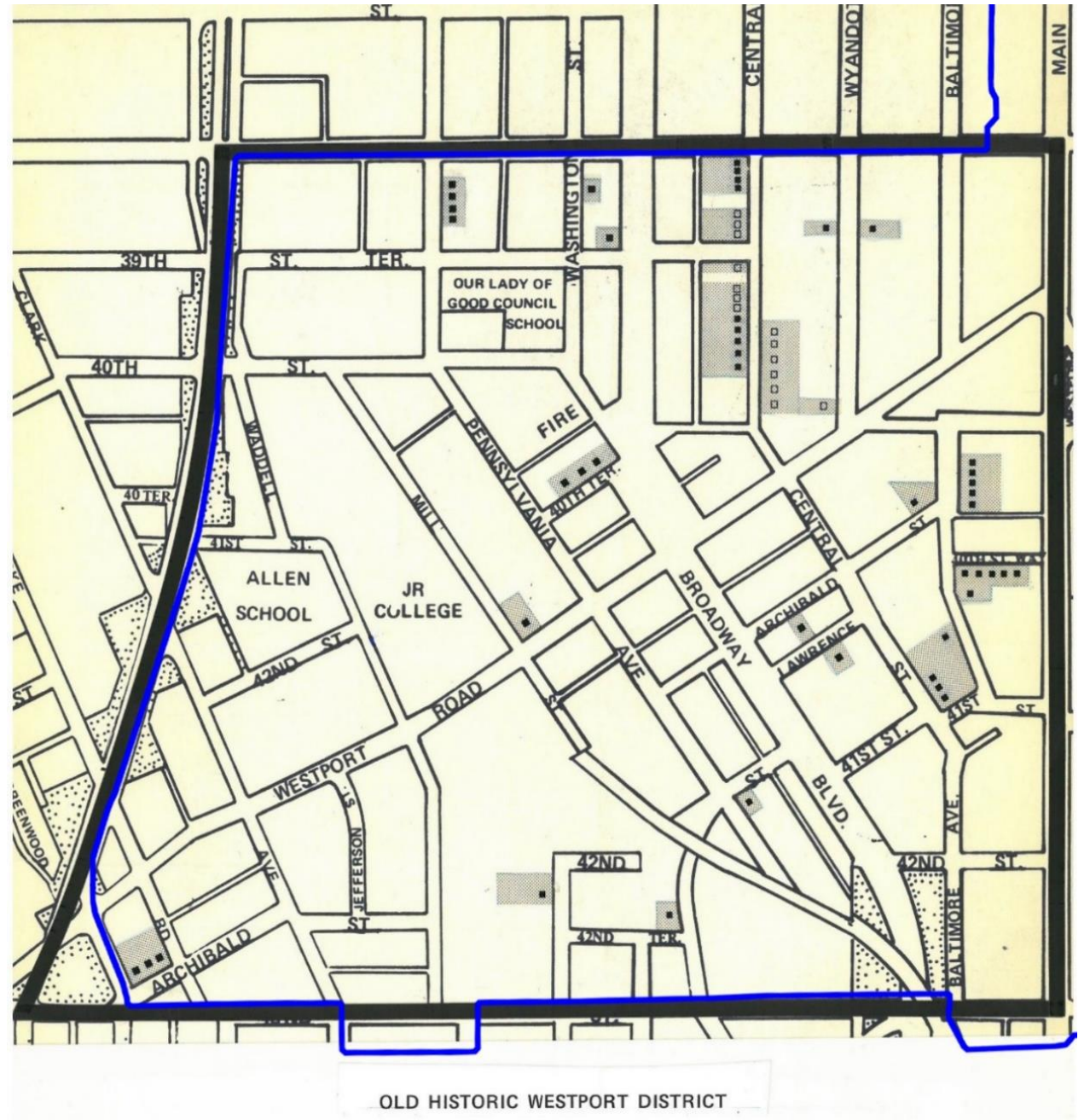
## 72 resources





# 1971-2017: Renewal and Redevelopment

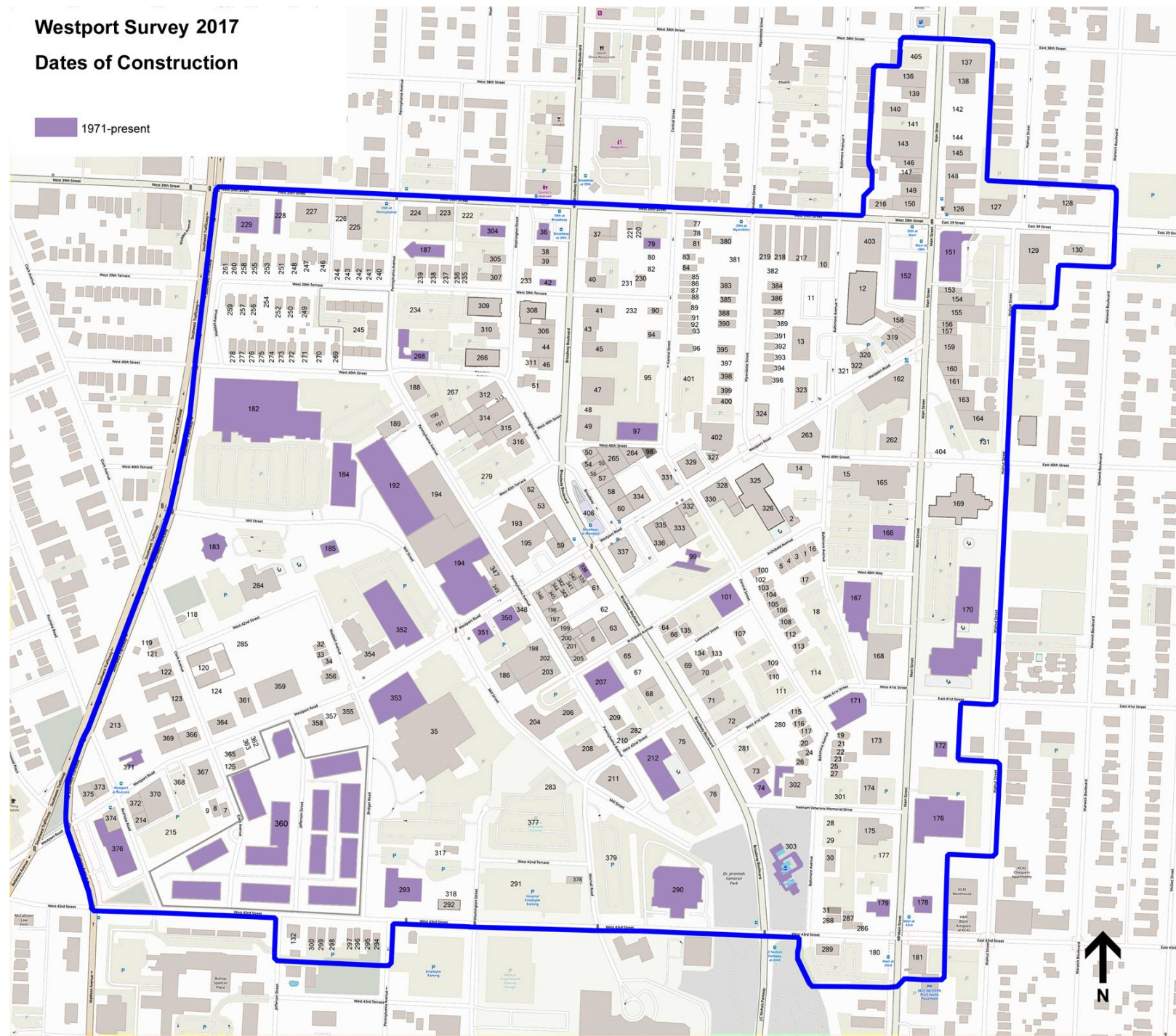
*Westport Survey Map, 1975*





# 1971-2017

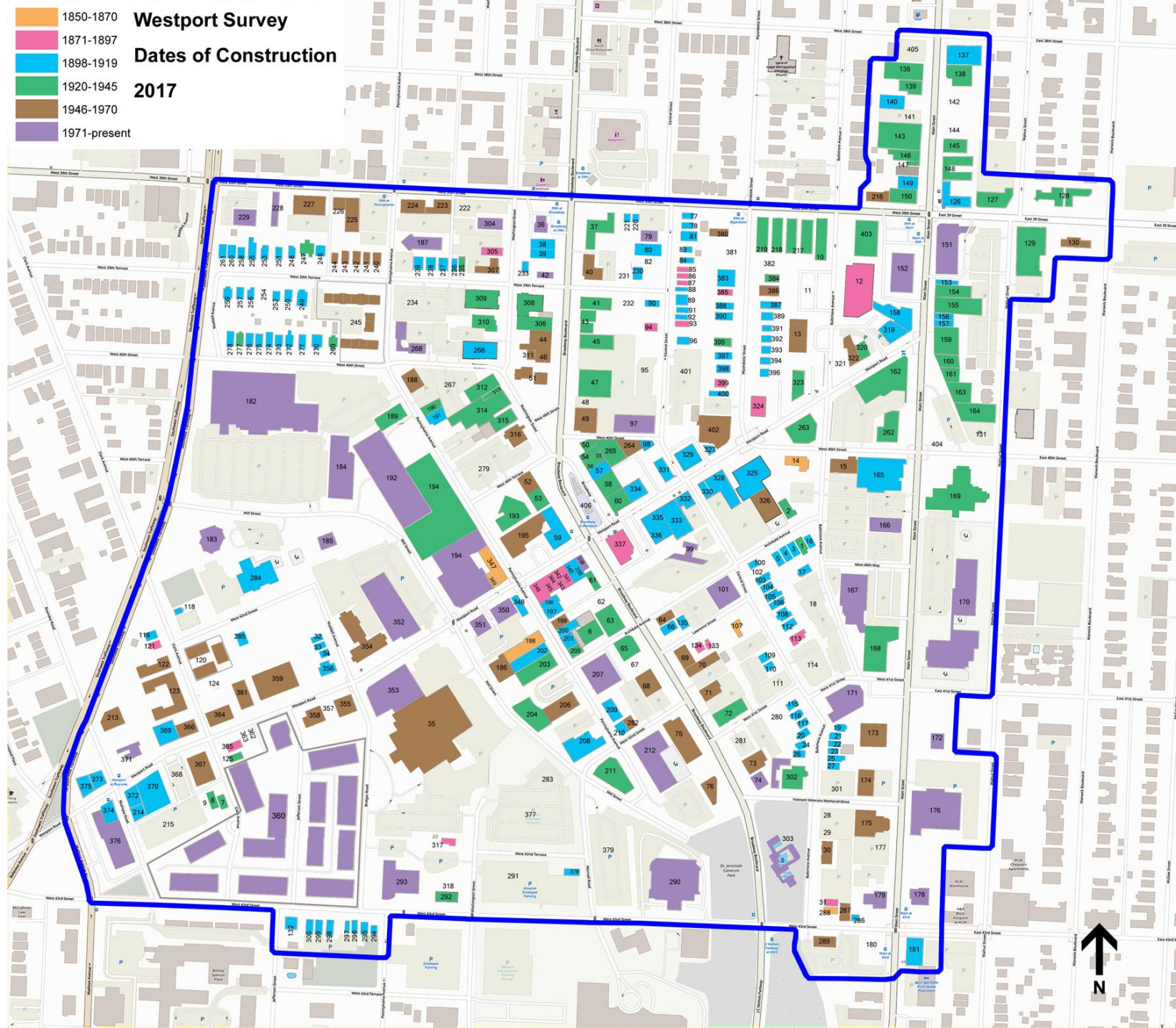
## 72 resources





# Dates of Construction

Era	Total	Percent
1850 – 1870	6	1
1871 – 1897	24	6
1898 – 1919	152	37
1920 – 1945	80	20
1946 – 1970	72	18
1971 - present	72	18
<b>Total</b>	<b>406</b>	<b>100</b>



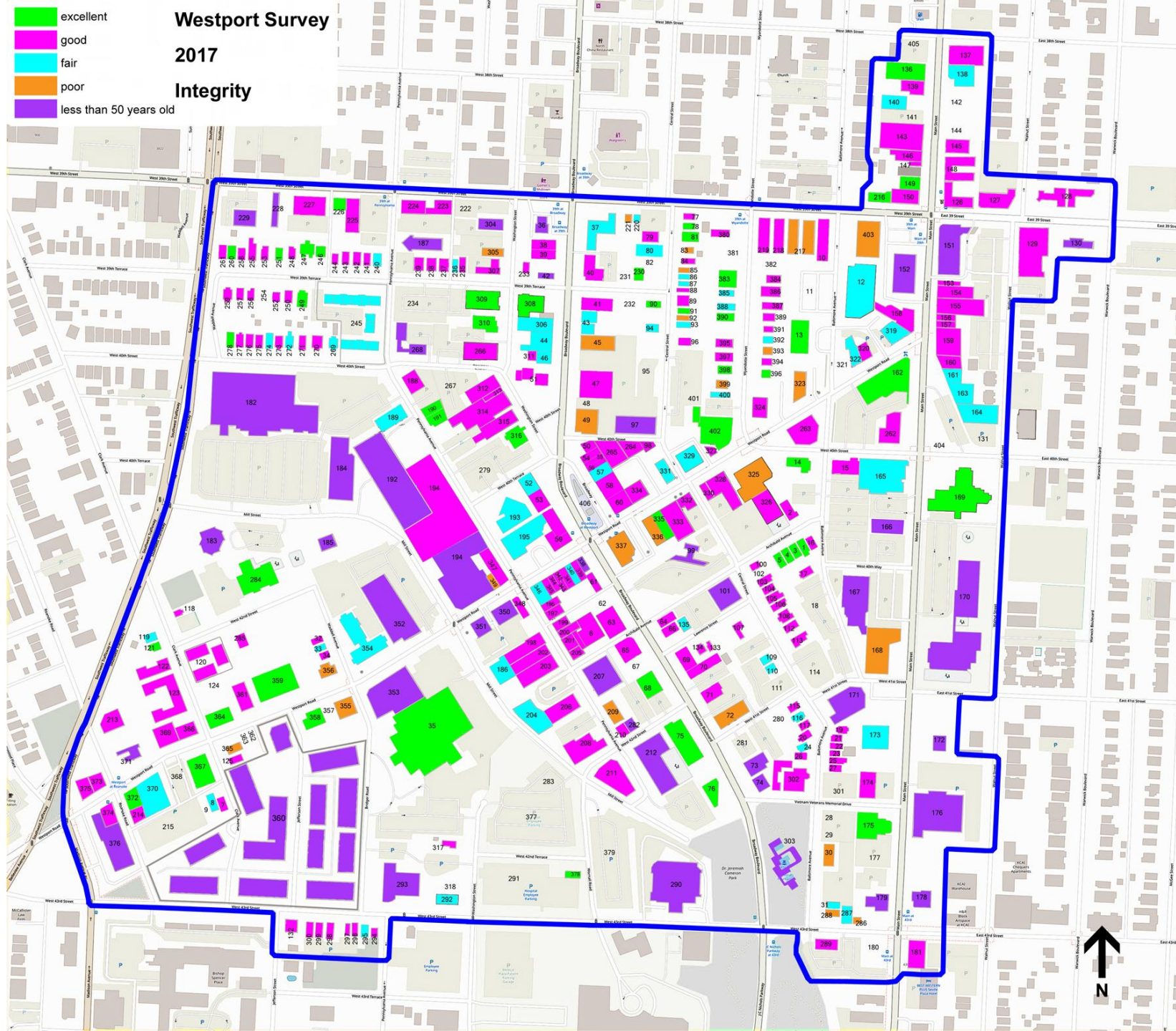
# Integrity

- **Measures intact historic fabric & design**
- Does not factor age
- Integrity is **not** the same as condition
- Rate all resources – Excellent, Good, Fair, Poor



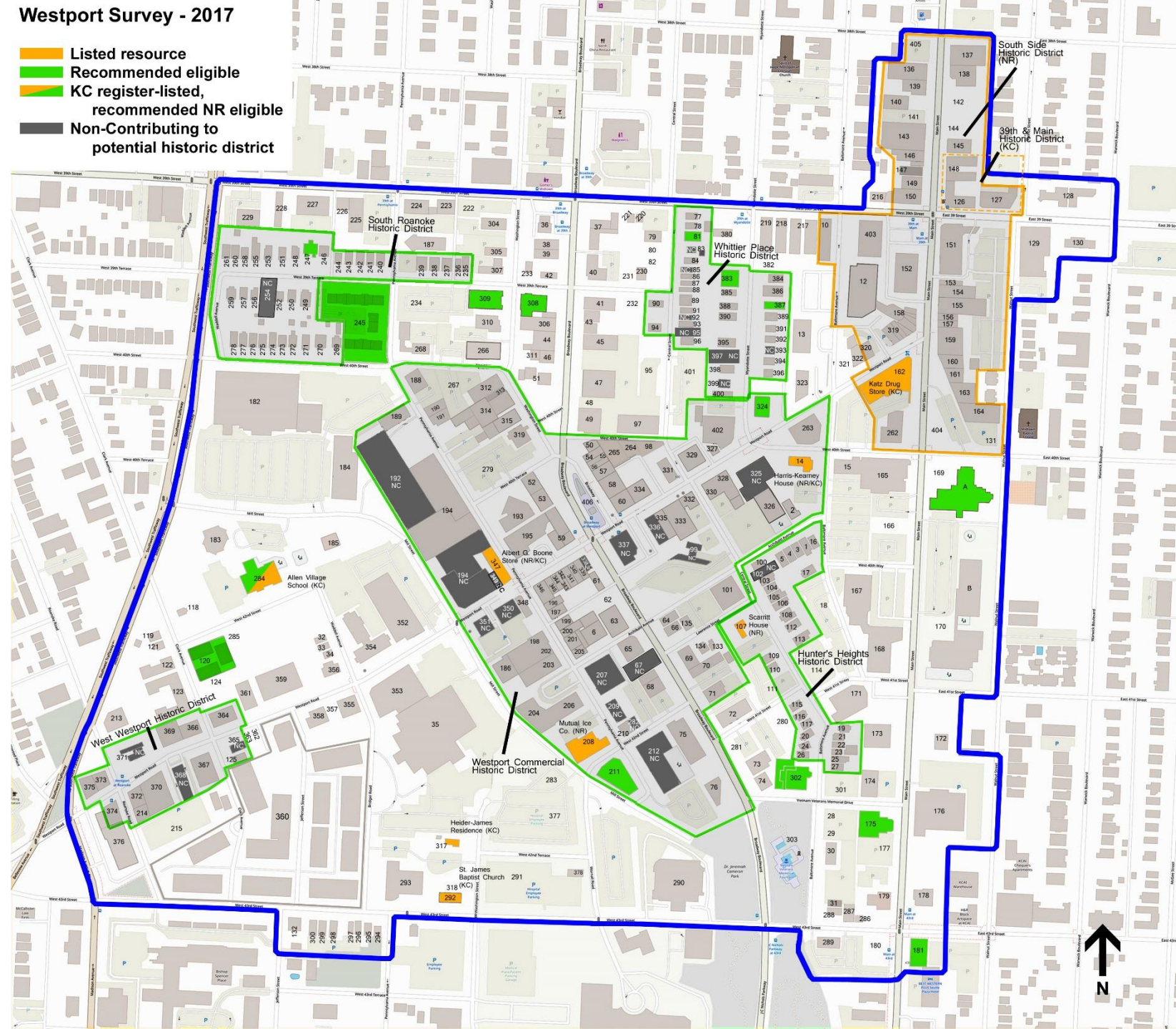
# Integrity

Integrity	Total	Percent
Excellent	48	12
Good	200	49
Fair	56	14
Poor	60	15
<50 years	42	10
<b>Total</b>	<b>406</b>	<b>100</b>



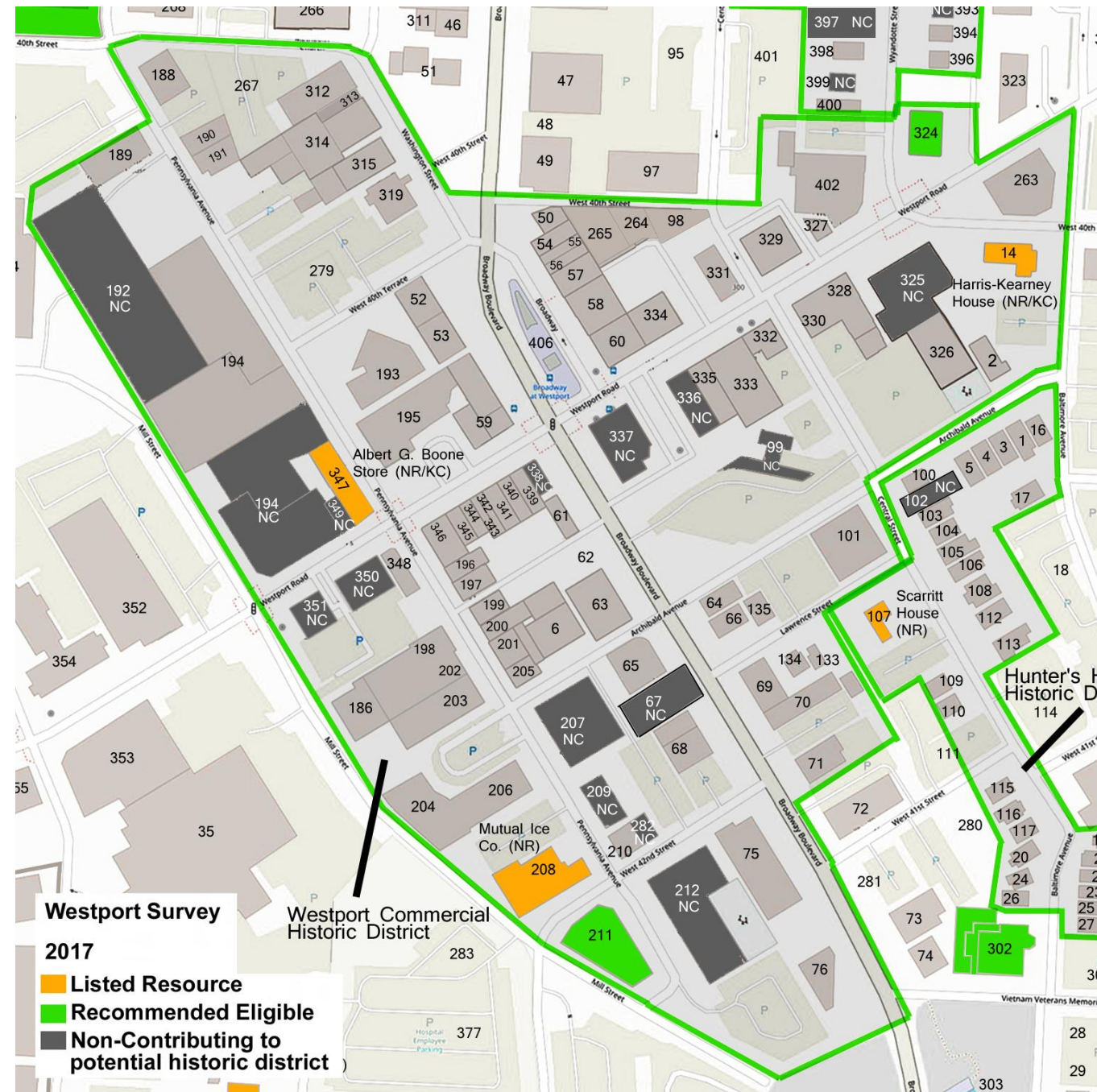
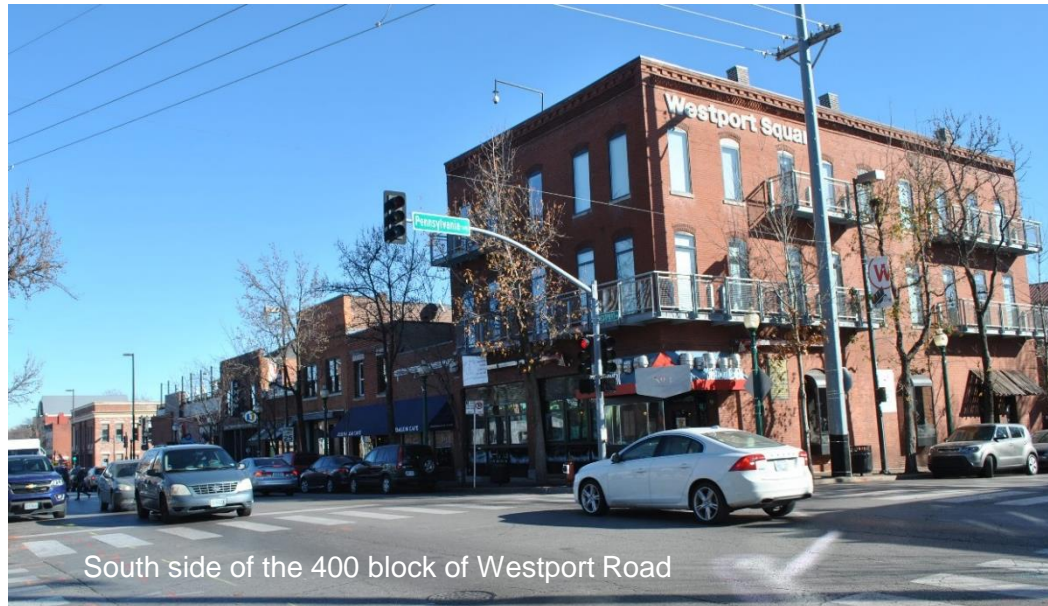


# Listed Resources & Recommended Eligible



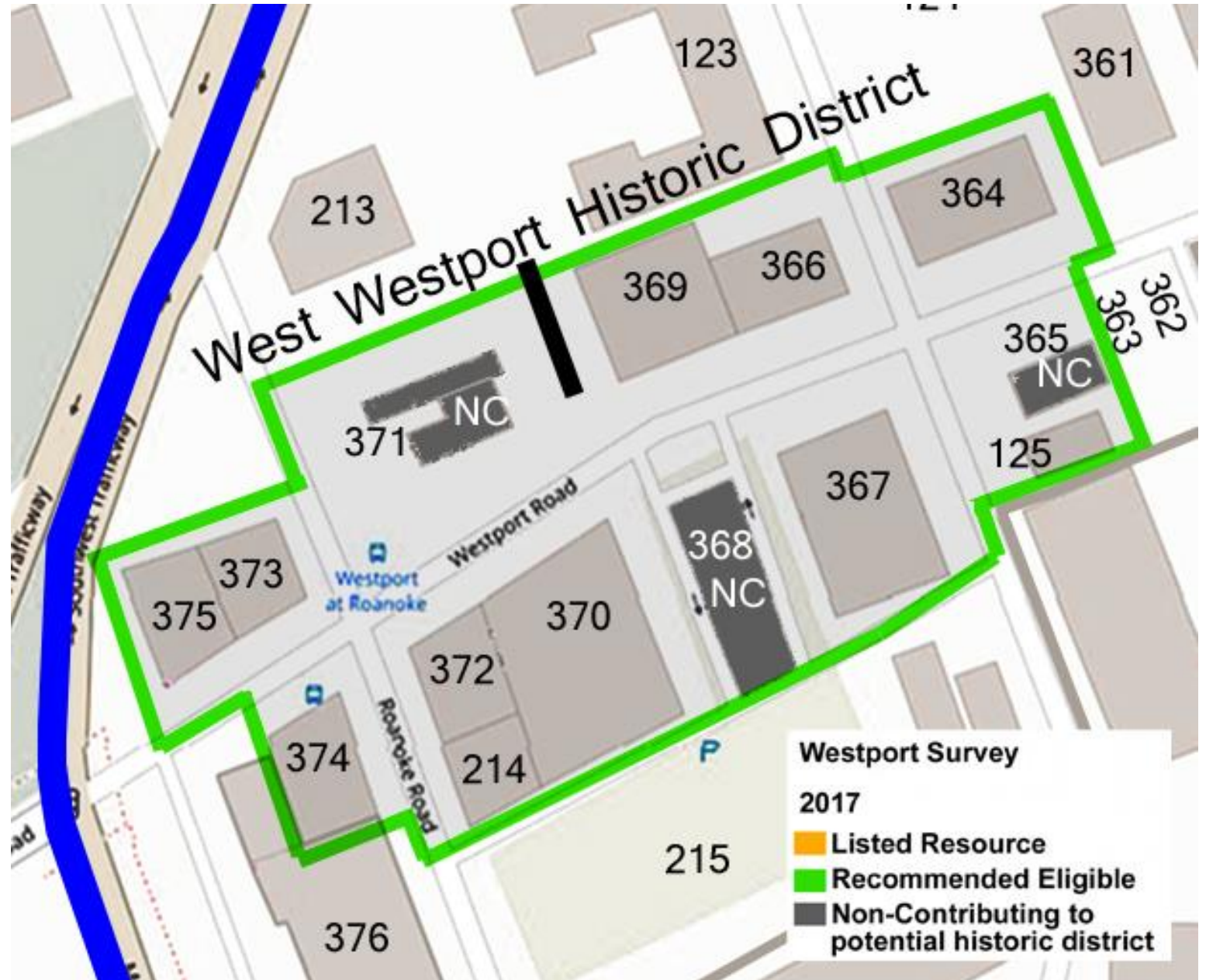


# Westport Commercial Historic District



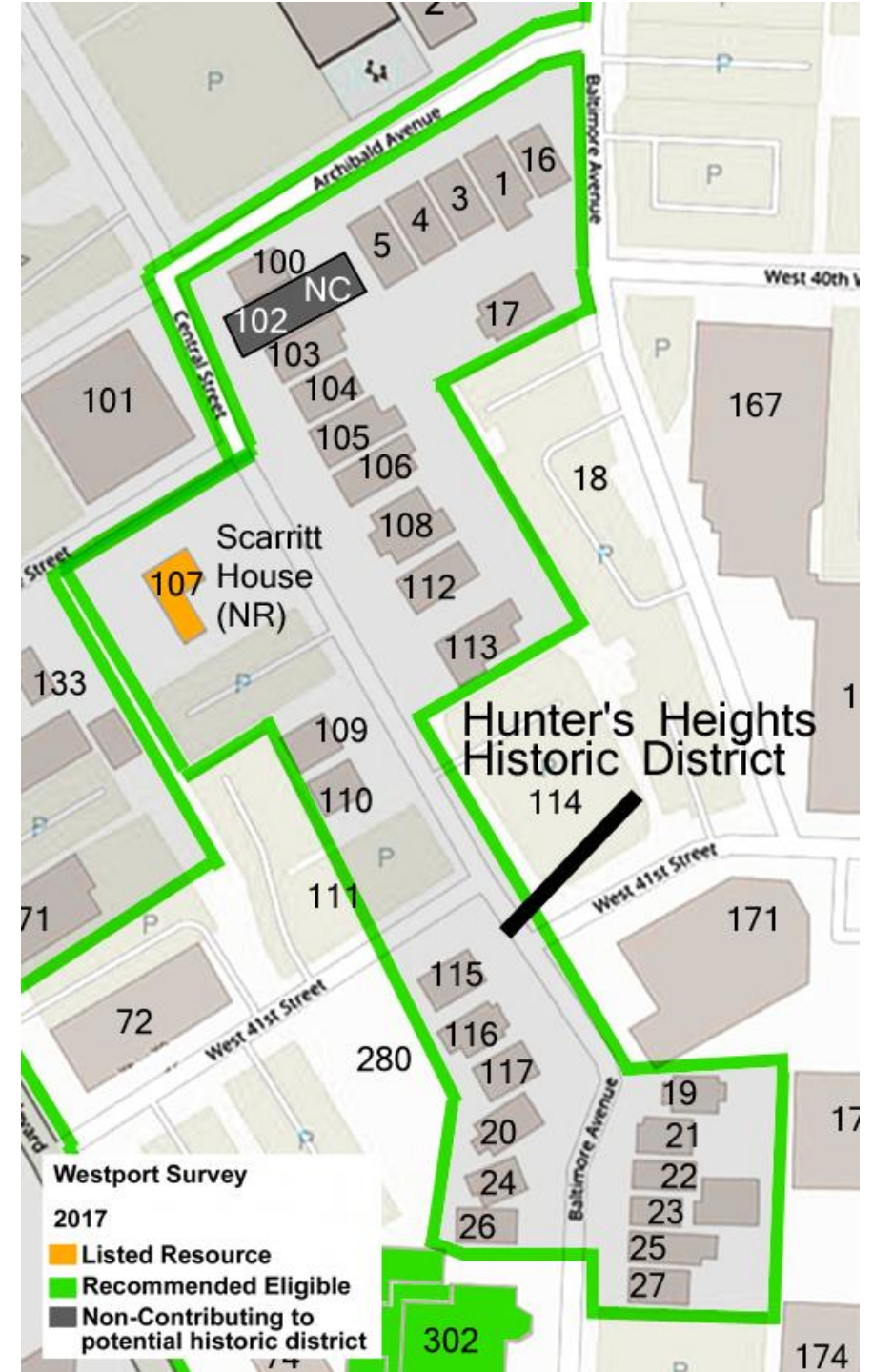


# West Westport Historic District



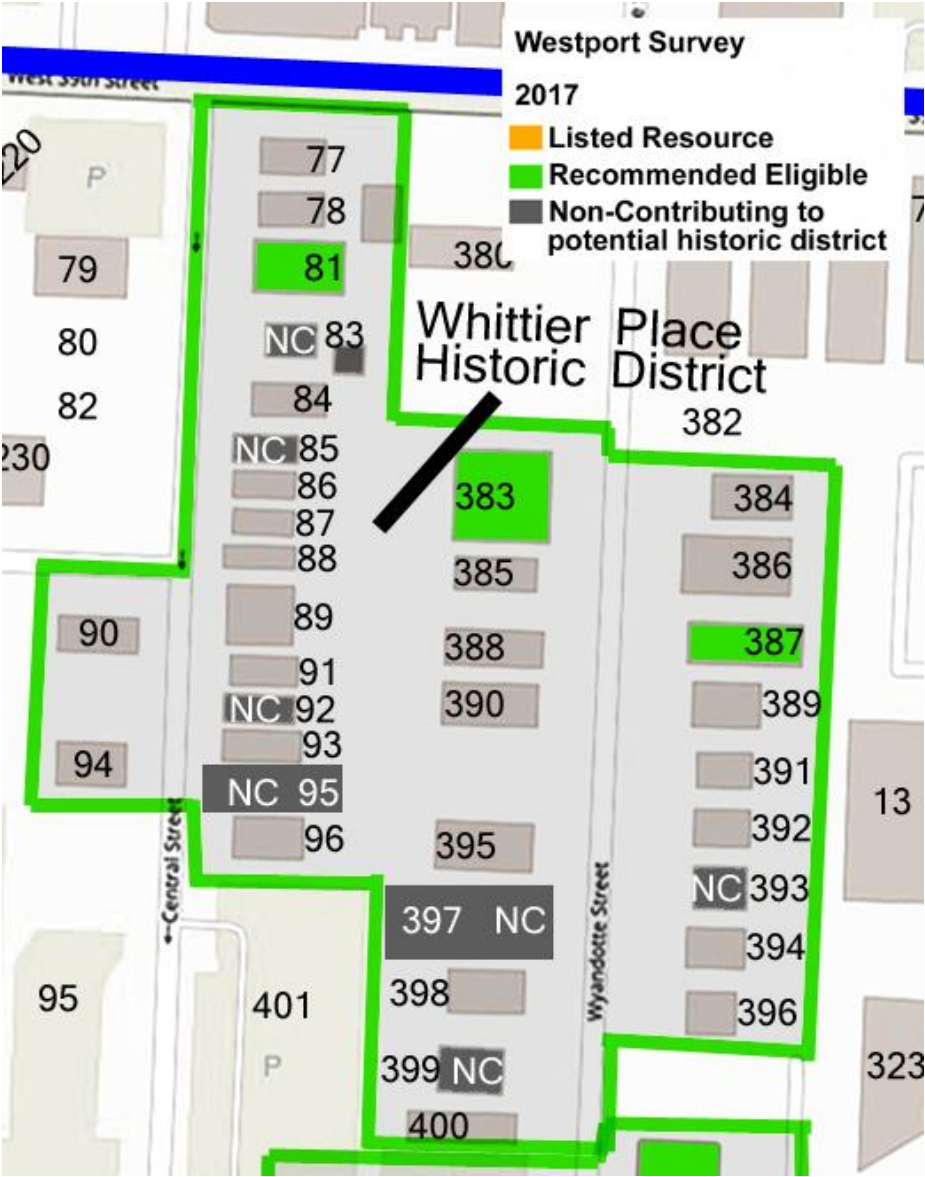


# Hunter's Heights Historic District





# Whittier Place Historic District

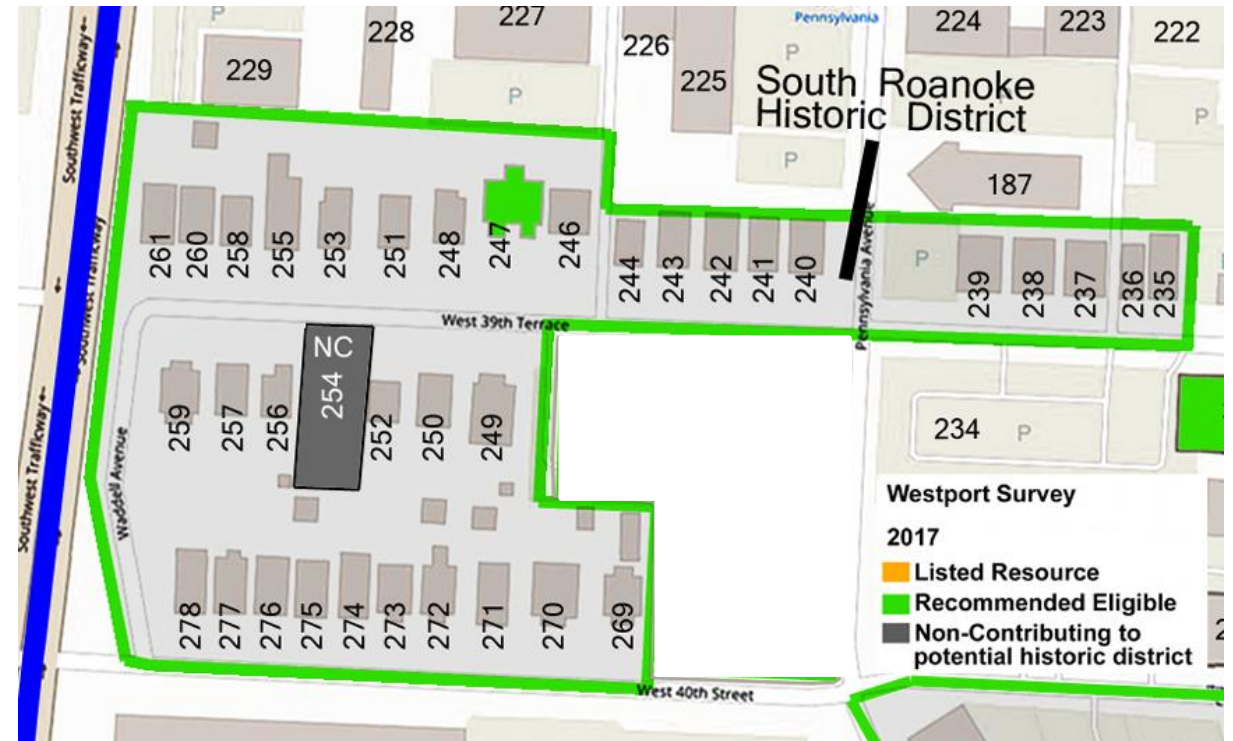




# South Roanoke Historic District



North side of 600 block of W. 39<sup>th</sup> Terrace





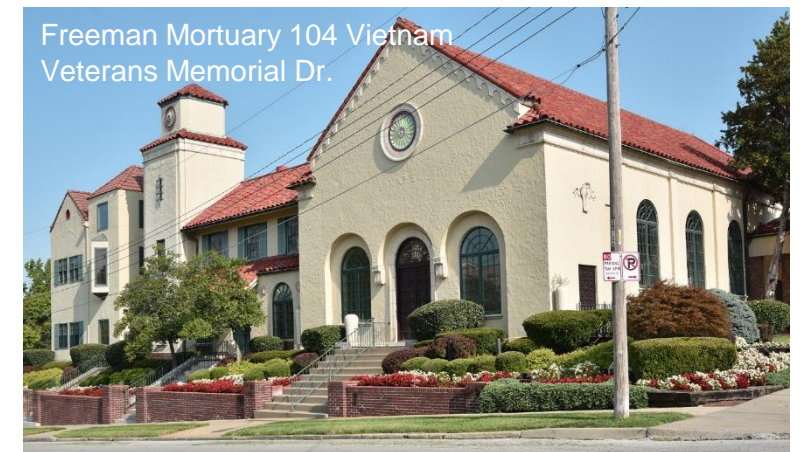
# Commercial Resources



4200 Main Street



Karnopp Building 4307 Main Street



Freeman Mortuary 104 Vietnam Veterans Memorial Dr.



Plaza Laundry 4200 Pennsylvania Ave.

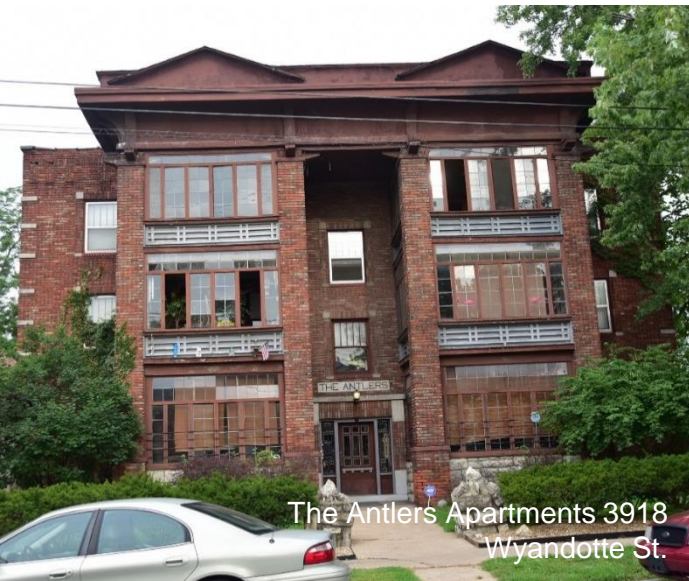


# Civic/ Institutional Resources





# Apartment Buildings





# For Further Study: Steptoe



Single-family residences in the 200 block of W. 43<sup>rd</sup> Street



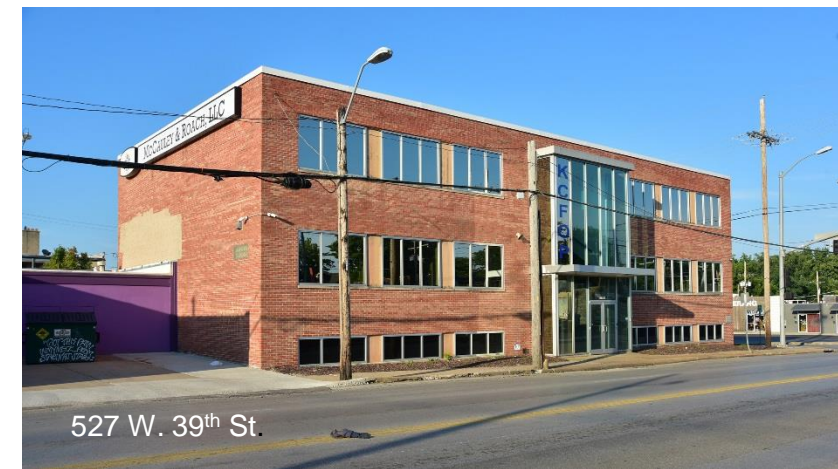
508 W. 43<sup>rd</sup> St. St. James Baptist Church



Heider-James Residence  
4212 Washington Street



# For Further Study: Mid- 20<sup>th</sup> Century





# *WHAT HAPPENS NEXT WITH THE SURVEY?*

1. **Nothing**
2. Incorporate information into **branding/promotion** of Westport
3. Use information to develop **planning framework**, such as design guidelines
4. **Investigate zoning & overlay district options**





# HOW CAN THE SURVEY BE USED?



# *THANK YOU*

## For more information about the survey...

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

Email: [lbriscoe@historickansascity.org](mailto:lbriscoe@historickansascity.org)

Email: [elizabeth@rosinpreservation.com](mailto:elizabeth@rosinpreservation.com)

