



Historic Kansas City Gazette ~ FALL 2019

Westport Implementation Begins



Implementation of the Westport District Master Plan begins with an amendment, by Resolution, to the Midtown Plaza Area Plan (MPAP). In effect, the Westport Plan will become a sub-area, similar to the Plaza Plan, becoming the policy plan for guiding future land use, zoning and character decisions. Public adoption process dates:

- CPC November 19th at 9 am
- Neighborhood, Planning & Development Committee - December 4th at 1:30 pm

Much more work to follow. See the Plan & learn about HKC's efforts [here](#).

Westport Plan Wins Award!

The Westport District Master Plan received the 2019 American Planning Association (APA) Missouri Chapter's Outstanding Plan Award. The neighborhood plan was led by Gould Evans and supported by Historic Kansas City, the Westport Regional Business League, and the City of Kansas City. The Westport District Master Plan was the first plan in nearly 50 years to provide more definition and specifics of what this historic neighborhood needs to encourage future development, preserve its pedestrian-friendly character, and continue to thrive as the most authentically walkable area of Kansas City. Congratulations to all HKC members who generously gave their time to this effort!



The Missouri Chapter of the American Planning Association
hereby presents the

2019 Outstanding Plan Award

for the

Westport District Plan

to

Westport Regional Business League,
Historic Kansas City, City of Kansas
City, Missouri & Gould Evans


Jason Ray, AICP
President, APA Missouri

HISTORIC 9TH STREET MOVEABLE FEAST



The fundraiser was a magical night on a quintessential KC streetscape with remarkable buildings, delicious food and drinks by The Savoy! The Historic 9th Street tour included three Feast Destination sites: the Savoy/21c Hotel, Kansas City Club, and New York Life Building. Professionals associated with each site guided the way. Information about eleven additional corridor buildings was also shared. The tour concluded with a raffle drawing at the Savoy/21c Hotel. VIP ticket holders concluded the evening in the Presidential Suite of the 21c Hotel, including rooftop deck, with dessert and after dinner drinks.

Thank You To Our Host Sponsors

The KC Club and Epoch Developments

The 21c Hotel/Savoy

The Dioceses of Kansas City-St. Joseph

And a special thank you to our tour guides.

Professional firms who generously gave their time to share stories about each historic property.



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The Historic West Ninth Street & Baltimore Avenue area significantly represents a microcosm of urban life, as reflected through the history and usage of fourteen buildings which line portions of these two prominent thoroughfares. Much of the development of West Ninth Street occurred during the late Nineteenth century. Baltimore Avenue, reflects the urban growth as the city entered into the Twentieth century.

The prominence of Ninth Street originated in 1869 with the construction of “Vaughn’s Diamond”, (d. 1915) located at the strategic corner of Ninth, Delaware and Main Streets, known as the “Junction.” This corner, considered the busiest intersection in the city for forty years, was associated with the transformation of Ninth Street into a center for the financial, social and cultural life of the city. The Depression of 1873 slowed development, but was followed in the 1880’s when a new and longer lasting “boom” set in primarily along Ninth Street. Hotels, theatres and amusement venues thrived in the district. The Ninth Street Construction Boom ended with the Panic of 1893 and succeeding depression. The following years were a period of sluggish growth.

During the period when Ninth Street approached its greatest growth, Baltimore Avenue was nothing more than a dirt road, flanked on either side by high bluffs lined with residences and churches. Local citizens referred to it as the “Grand Canyon.” A shift in population brought about new construction and Baltimore Avenue began to develop to such an extent that by 1908 it became one of the major financial centers in the city. Printing companies, social clubs and smaller industrial concerns were introduced to the district. As the city shifted southward during the later part of the 20th century, the district lost its vibrancy. However, with the rehabilitation of the Savoy Hotel, New York Life Building, Kansas City Club, and others, the Historic Ninth Street area is thriving once more.



The 21c Hotel/Savoy - Feast Destination

Simeon Chamberlain (c. 1888); Van Brunt and Howe (c. 1898-1900); Howe, Hoit and Cutler (1903) Architect, unknown (c. 1905-1906); Deborah Berke Partners (2018)

Representative of a past period of elegance, this turn-of-the-century hotel and restaurant catered to the tastes of Kansas City's fashionable society. Built in four separate phases, the Neo-Classical Revival design



features stylized leaded windows designed by Frank Anderson, representing an exceptional and rare example of the Art Nouveau influence in America.

By 2015, the hotel had fallen into disrepair and suffered a kitchen fire in 2014, which closed the iconic Savoy Grill and the remainder of guest rooms and a few residential apartments. The new owners undertook a rehabilitation to open a Kansas City location of the 21c Hotel. While reusing a historic building fit their goals of developing a unique property, the building presented unique challenges. Some parts of the building were in poor condition, but it retained many distinctive character-defining features. Significant aspects of the rehabilitation included restoration of crumbling and eroded sandstone on the exterior facades; replacement of original windows with new aluminum windows; and restoration of the historic storefronts, which required restoration of some historic art glass as well as removal of art glass that had been installed in the 1960s (outside the period of significance).

Challenges of the rehabilitation included structural instability of wood framing throughout the building, but specifically under the lobby floor, corridor ceilings, and the internal courtyard walls. Structural reinforcement of the lobby floor required the replacement of highly character-defining tile with custom-made tile. Restoration of the historic corridors included reproduction of several different door types to meet code requirements. Many historic sinks that were in storage on unused upper floors were repurposed for the new hotel. Finally, the iconic arts and crafts Savoy Grill dining room space and bar was carefully restored and remains a focal point in the 21C Museum Hotel. Much of the original bar remains intact, including the original 1903 bar stools. Restoration of the carved oak columns with scarab designs (painted for good luck) remain above the bar.



The KC Club - Feast Destination

McKecknie and Trask, (1922-1923); William B. Fullerton and Earl McCamis (1959);
Clockwork Architecture (2018)

On the picturesque 900 block of Baltimore Ave, in the quiet Historic 9th District, the new Kansas City Club has been transformed into a premier event venue. The Neo-Classical masonry and reinforced concrete building was the third location for the University Club, originally established as a private men's social organization. Founded in 1901 by ten alumni of six local, higher educational institutions, the University Club merged with the Kansas City Club in 2001. Designed as a men's social club it included a commercial kitchen, locker rooms, fitness rooms, racquetball courts, meeting rooms, pub, ballrooms and dining rooms.



The investors of KC Club took a twofold approach to the project. First, to restore and preserve the building to its former glory as a premier event venue, and secondly, to secure the preservation of the façade and air space for perpetuity, insuring the building would forever look as it does today without interference from outside pressures to build higher. No historic tax credits or city incentives were utilized.

Spanning over one and a half years, local craftsmen were sourced for plaster re-creation, trim work, tile work, paint, as well as for various mechanical systems. Each space has been restored and features the timeless neoclassical architecture that the Kansas City/University Club was known for. Many of the spaces include Italian marble floors, floor-to-ceiling windows, original stained glass, chandeliers, restored fireplaces, high ceilings, and original wood paneling throughout. Completely restored, the neo-classical building once again contributes to the picturesque quality of the Historic 9th Street District.



MVSC, Kansas City Public Library, Kansas City, Missouri

New York Life - Feast Destination

McKim, Meade and White (1887-1890); Van Brunt & Howe; Gastinger Walker Harden (1996)

Designed by the highly influential New York firm of McKim, Meade and White, the Renaissance Revival style New York Life Building was commissioned by the New York Life Insurance Company as one of their main business locations. The building was recognized as a decisive departure from the prevailing Richardsonian Romanesque style of architecture that had defined much of the area's commercial streetscape toward the last years of the preceding century. It was considered Kansas City's first skyscraper. The beauty of this brownstone, masonry and terra cotta structure is enhanced by the imposing bronze eagle, cast in the studio of Ecole des Beaux-Arts trained Louis Saint-Gaudens, one of the leading American sculptors of heroic, "new movement"

realism. Pink and red Vermont as well as Tennessee marbles cover walls and floors. The entry vestibule is relieved by the soaring ribbed vault overhead. Colossal iconic columns and pilasters lead upward to the decorated barrel vaulted lobby ceiling. The mosaic floor was laid by hand under the supervision of Italian craftsman Antonio Rosa.



The building was purchased by Granthurst Realty Company of Kansas City in 1944. As the city stretched southward, and businesses followed, the building suffered loss of tenants. By 1988, however, the building was all but abandoned and deteriorating. In 1994, UtiliCorp United/Aquila, purchased the property and spent several years and \$35 million restoring and renovating the building to be a model of energy efficiency. In 2008, Aquila was sold to Great Plains Energy Inc., and the building was largely vacated and later put on the market. In 2010, the Diocese of Kansas City-St. Joseph acquired the building.

NEWS

Last Hike of This Series

AVENUE OF THE ARTS reviews the theatre district, historic hotels and sites along and an adjacent to Central Street. Featured sites are the Folly Theatre, the Hotel Phillips, the Muehlebach Hotel, the Aladdin Hotel and the Hotel President. Interior tours will include Phillips Hotel, Coates House, Hotel President, and The Aladdin Hotel. Tickets On Eventbrite [Here](#)





*The Curious Case of the
Animals at
The Landing Shopping Center*

Reporter: Vicky Diaz-Camacho
Article contributor: Patty Glynn

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curiouskc/the-curious-case-of-the-animals-at-the-landing-mall/](https://www.flatlandkc.org/curiouskc/the-curious-case-of-the-animals-at-the-landing-mall/)

The Curious Case of The Animals at The Landing Mall

In the 1960s, 30 life-sized sculptures stood at the entrance of a once-popular Kansas City, Missouri, mall —The Landing Shopping Center on Troost Avenue. [Click](#) to learn more.

#GivingTuesday

Every day, all year long, HKC works to revitalize historic structures that give our community visible connections to its past and lends irreplaceable visual character to the streetscape. These places shape lives, and when they're gone, they leave a void that can't be filled. Saving threatened buildings takes teamwork. Now, or on December 3rd, #GivingTuesday, become a part of that team. Join HKC.



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Join HKC 2019
day

12.3.19

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Thank you to our Silver Sponsors - Marvin Windows & Doors, STRATA Architecture, and Rosin Preservation through your continued support and partnership we have expanded on our successes every year and continue to promote preservation in meaningful ways.

It benefits to partner with Historic Kansas City!

Whether it is to provide opportunities to reach a high-quality audience or to support economic growth or to protect tangible history, we know our events and outreach initiatives provide an atmosphere that is unmatched in their ability to bring together like-minded companies and individuals who have an interest in making historic preservation economically viable. As the design and construction industry continues to evolve and grow, relationships are increasingly important. HKC's annual sponsorship program is specifically focused on supporting the development of strategic connections between our members, followers and sponsors.

HKC's annual sponsorship program offers a range of sponsorship opportunities to give you direct marketing and visibility benefits for 12-months. Click [here](#) for details and the FIVE reasons why YOU should be a business sponsor for 2019 - 2020.

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