

SPECIAL THANKS TO

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2019 Annual Report

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ADVOCACY

Historic Kansas City (HKC) protects, promotes, and preserves greater KC's historic places. Through advocacy and education, we bring people and organizations together to influence the future of KC's historic buildings and neighborhoods. HKC believes KC's architectural heritage contributes to the quality of life for KC's residents and visitors as well as to the economic vitality of the city. With individual, organizational, and corporate members, HKC provides a respected voice for preservation.



DEMOLITION HALTED

HKC issued a call to action to stop the proposed demolition of the Georgian-revival style home at 236 W. 54th St., designed by Shepard, Farrar & Wiser, located in the Simpson-Yeomans/Country Side Historic District. The homeowner filed an application with the Preservation Commission to demolish the home so that they could construct a new home on the large corner lot. HKC's call to action on social media was overwhelming, reaching over 94,300 individuals and resulted in over 70 individuals submitting comment to the Preservation Commission. The homeowner has withdrawn the application for demolition and is proceeding with interior abatement. Temporary construction fencing has been installed. A potential future application for a rear addition is possible. Your action helped shift the momentum from demolition to renovation!



SARA RECTOR MANSION

The Sara Rector Mansion, 2000 E. 12th St., has been on HKC's "Most Endangered List" in an effort to bring awareness to the plight of this important site. As a part of our field service outreach, HKC has established a relationship with the new building owner, United Inner City Services (UICS), and supported its efforts to seek funding and explore restoration of the home. A grant, field visit and house tour with HKC and the National Trust for Historic Preservation has laid the groundwork for this ongoing effort. Sarah Rector's story is a relatively untold one of American success and a woman's prosperity. During segregation, her complex legacy reached beyond racial boundaries.



FORMER HOME OF SACHEL PAIGE STABILIZATION

Cleaning and stabilization is underway at the former home of Satchel Paige, one of the most celebrated athletes in the history of American sports, located at 2626 E. 28th St. in the Santa Fe Neighborhood. After a fire in 2018, HKC and our partners—the Santa Fe Neighborhood, Kansas City Homesteading Authority, U.S. Rep. Emanuel Cleaver II, and many others—set out to honor Paige's local legacy by stabilizing his former home. HKC and our partners received two grants from the National Trust's African American Cultural Heritage Action Fund to complete a structural assessment of the house and to stabilize and secure it. The Kansas City Homesteading Authority purchased the home to protect the structure for future use. Stabilization will enable the City to issue an RFP for the home's redevelopment.



PLAZA HOTEL

In 2016, the city, developer and Plaza area stakeholders reached a compromise agreement towards the development of a proposed hotel project, at 46th St. and Wornall Road. An ordinance established a Sounding Board including Historic Kansas City, Parkway Towers, the Plaza Westport Neighborhood Association, and 4646 Broadway Condominiums, to refine the development of a final plan. The plan proposes a 175-room Tribute Hotel (10 stories), and a 120-room Aloft Hotel (7 stories). The City Planning Commission approved the MPD plan in January. After MPD final development plan approval by City Council, the Sounding Board will serve a critical role in assuring compliance of the exterior materials and refined elements with the Plaza architectural guidelines detailed in the Midtown Plaza Area Plan.

7TH CHURCH OF CHRIST SCIENTIST



THE JACK HENRY BUILDING

Historic Kansas City worked vigorously, with the support of Councilwoman Katherine Shields, to prevent the first amendment to the Plaza Bowl Overlay District height restrictions. Drake Developments plan called for the renovation of the existing Jack Henry building, 612 W. 47th St., including the addition of a small tower at the building's SW corner that would exceed the height restriction by nine feet. HKC met with Drake Development multiple times, and testified before both the City Plan Commission and Neighborhood Planning and Development Committee of City Council. Despite our efforts, Drake Development succeeded in securing an exception to the height restrictions. HKC worked with Councilwoman Shields, requesting that the City convene the Midtown Plaza Area Plan Implementation Group to consider the criteria for when such height exceptions should be granted. Establishment of criteria would be an important future safeguard. Unfortunately, this amendment paves the way for future challenges to the Plaza Bowl Overlay District height restrictions.



SEVENTH CHURCH OF CHRIST SCIENTIST

Last year, Historic Kansas City aggressively advocated against the demolition of the church, at 604 W 47th St., and infill development proposal by RED Development. The proposal was withdrawn following HKC's success in advocating for the adoption of the Plaza Bowl Overlay District. The Overlay should limit a new building, at this location, to no more than 45 feet.

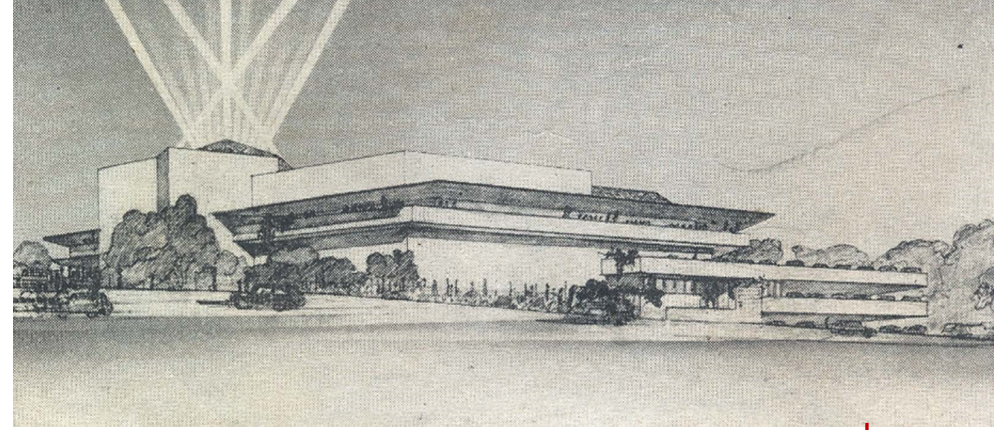
The church was purchased this year by JH Investors, associated with the developer of the Jack Henry Building. Acquisition of the church is a developer's move closer to demolition of a cherished and respected Plaza landmark. A copy of the recorded deed along with the separately recorded memorandum suggests some type of lease back to the church. The deed was recorded Monday, February 10. That transfer occurred before the NPD City Council Committee hearing on February 12 that considered the height deviation request with respect to the Jack Henry Building. The developer's intent is to demolish the church and replace it with a box that may or may not conform to the Overlay District. HKC and supporters of the Plaza are advocating for the City to adopt deviation criteria as stated above.



2019 MOST ENDANGERED LIST

HKC's annual awareness campaign, the Most Endangered List, is a comprehensive look at numerous pressures on the urban fabric of Kansas City. The list of buildings and other places draws attention to their plight in the hope of attracting new owners, developers, or community groups who will commit to restore/repurpose their unique appeal. New to the list in 2019 was the iconic **Katz Drug Store** (1934, Clarence Kivett, art deco/art modern style). Redeemer Fellowship bought the historic building at auction several years ago to further the ministry's mission of cultural renewal. Redeemer met with HKC and shared their intent to sell the property to a preservation-minded buyer. Yet, buyer intentions are not a guarantee of intent or outcome. HKC requested that Redeemer include restrictive covenants precluding demolition as part of the sale agreement. While historic designation gives the property a significant level of protection, it does not preclude demolition indefinitely. Additional sale provisions are needed to secure retention of the building. Also new to the list in 2019, historic properties under review by the city to correct a range of deficiencies such as the Italianate Double Townhouse at 622 Forest Ave and the KC Water Department building at 201 Main Street, which recently sold.

Two examples of endangered buildings that have recently been saved include the **Kemper Arena/Hy-Vee Arena**, 1800 Genessee Street and the **Hotel Savoy/21C Museum Hotel**, 219 W. 9th Street, both of which were recognized for their successful rehabilitation with Preservation Awards in 2019.



WESTPORT DISTRICT MASTER PLAN IMPLEMENTATION

As part of a three-year effort, Historic Kansas City and our partners, the Westport Regional Business League, and the City, led the effort to develop the Westport District Master Plan, winner of the 2019 MOAPA Planning Award.

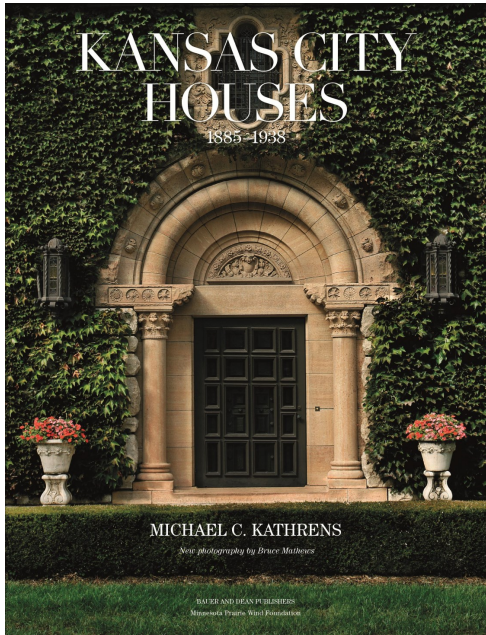
Implementation is underway! In 2019, the City Council amended the Midtown Plaza Area Plan (MPAP) that in effect, adopts the Westport Plan as the policy plan for guiding future land use, zoning, and character decisions. Efforts are underway to raise funding to prepare the Special Character Overlay District along Westport Road and Pennsylvania Avenue, which would allow Westport to evolve in a way that is sensitive to the existing context and consistent with its historic character.

COMMUNITY CHRISTIAN CHURCH

As a part of our field service outreach, Historic Kansas City assisted the Community Christian Church, at 4601 Main St., as its officials work toward creation of a master plan for the long-term protection of this Frank Lloyd Wright-designed church. Our focus in this endeavor included technical assistance and identification of emerging issues.

EDUCATION

Historic Kansas City's educational programs continue to highlight the important history of our city. We are raising public awareness and appreciation for the unique history and character of our city by offering the public the opportunity to explore and learn about the history of Kansas City.



ANNUAL MEMBER MEETING

HKC's annual member exclusive meeting provided for the opportunity to listen and meet noted author Michael C. Kathrens, author of "*Kansas City Houses: 1885-1938*", winner of the HKC *George Erbrlich Award*. In an illustrated discussion Kathrens spotlighted the residential showcases dating to that 50-year golden period and the designers who gave them their distinction. Lending historical context, he traced the development of a once rough-and-tumble town into a city with exclusive neighborhoods on both sides of the Missouri-Kansas state line.



HISTORIC PRESERVATION AWARDS - BE INSPIRED!

Each year we host Historic Kansas City's Preservation Awards in order to celebrate and bring awareness to those companies and individuals who help preserve these unique historic places. Last year's event highlighted numerous historic preservation efforts that occurred in the Kansas City area.

In light of the recent Stay-at-Home Order by the Mayor's office, HKC postponed the March 26, 2020 awards event. We will continue to monitor the situation to determine a future reliable date for hosting the event.



HISTORIC 9TH STREET MOVEABLE FEAST

The fundraiser was a magical night on a quintessential KC streetscape with remarkable buildings, delicious food and drink by the Savoy/21c Hotel! 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. The tour concluded with a raffle drawing. VIP ticket holders concluded the evening in the Presidential Suite of the 21c Hotel, including rooftop deck, with dessert and after-dinner drinks.

OUTREACH

Keep up with the latest topics and conversations by following HKC, the Young Preservationists, or our affiliate Friends of the Plaza on Facebook or Instagram. Be sure to read our quarterly E-newsletter the Gazette to learn about current projects and events. Like out page and follow our posts about local projects and events.

HERITAGE HIKES

HKC Heritage Hikes continue to raise public awareness and appreciation for the history and character of our city by showcasing unique buildings and spaces. Examples have included - Old Town, Westport, Quality Hill, and Columbus Park.

PARTNERS

Preservation is at its best when it is a collaborative venture. Our successes are made possible by and shared with a wide range of partners—members and followers of HKC, neighborhood organizations, visionary public officials and policy makers, committed volunteers and staff members, and the greater Kansas City community. That’s why we are passionate about building a vigorous and growing community of champions for Kansas City’s historic places, and equipping them with the resources and inspiration to advocate for our past.

HKC uses every dollar we earn to carry out our mission. HKC is reviewed annually by the Greater Kansas City Community Foundation and hosted by the GuideStar Exchange, an independent oversight organization that encourages best practices with financial reporting, transparency and legitimacy for more than 40,000 public charities. HKC operates on a fiscal year beginning January and ending December 30. HKC provides strict oversight of its budgetary and financial matters through an active Executive Committee and a professional staff that adhere to the highest standards. HKC contracts with an outside bookkeeping service and a CPA for year-end tax documents.

Revenue	2018	2019
Individual Contributions	\$89,054	\$39,708
Corporate Contributions	\$38,000	\$25,870
Programs	\$78,944	\$32,820
Grants	\$14,044	\$5,500
Pass Through Grant—Paige		\$67,250
Legacies and Bequests		
TOTAL	\$220,042	\$171,148
Advocacy and Personnel	\$107,246	\$96,624
Programs	\$12,589	\$14,971
Contract Specialty Services	\$49,371	\$4,395
Operating	\$26,287	\$20,350
TOTAL	\$195,492	\$136,340

In-Kind Support:

- Board of Directors: 3,000 hours, \$60,000 value
- Volunteers: 2,500 hours, \$30,000 value
- Legal and Professional Services: \$15,000 value
- Office Space: \$17,000 value

Rates for volunteer hours are standard for the MO State Historic Preservation Office.

