

SPECIAL THANKS TO

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2020—21 Annual Report

Follow Us on Social Media



WWW.HISTORICKANSASCITY.ORG

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.



KANSAS CITY CALL BUILDING

As part of our field service outreach, HKC established a relationship with the owner of the Kansas City Call building, located at 1715 East 18th Street in the 18th and Vine National Register Historic District. HKC secured an Emergency Grant from the National Trust for Historic Preservation to conduct a multidisciplinary building condition assessment.

Today, as in the past, The Kansas City Call is published weekly, its coverage including events in the Black community of Kansas City and the nation. The Call would become one of the six largest African American weekly newspapers in the country and (at one time) the largest Black business in the Midwest. Through the years, the Call has continued to urge the community to be politically empowered and to speak out on issues affecting the welfare of African American people. More details still to come.



DEMOLITION HALTED

Early in 2020, 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 had 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 resulting in over 70 individuals submitting comment to the Preservation Commission. The homeowner withdrew 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 voices were heard throughout our community.



KC PLAYBOOK

HKC has closely monitored and kept our membership informed on the 2020-21 rewrite of the FOCUS Kansas City Comprehensive Plan. This new plan will set priorities and guide land development decisions related to revitalization of neighborhoods and commercial centers, quality of life, historic preservation, sense of place, quality design, heritage tourism, environmental stewardship, and other civic values for future generations. This is our community's opportunity to frame a better vision for Kansas City's next decade of growth. HKC has encouraged participation through our social media outlets. More news still to come regarding the next phase of public participation.



PLAZA HOTEL

In 2016, the city, a developer and Plaza area stakeholders reached a compromise agreement towards the development of a proposed hotel project, at 46th St. and Wornall Road. The plan proposes a 175-room Tribute Hotel (10 stories), and a 120-room Aloft Hotel (7 stories). 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 City Planning Commission approved the MPD plan in January 2020. After MPD final development plan approval by the City Council, the Sounding Board will continue to 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.



KATZ DRUG STORE REDEVELOPMENT PROPOSAL

This iconic Kansas City building was built in 1934 as home to the first Katz Drug Store outside the central business district. It was the first major work by architect Clarence Kivett, who would go on to become the most famous and influential of Kansas City architects. It incorporated elements of both Art Deco and Art Moderne styling.

The building is currently owned by Redeemer Fellowship. HKC placed the Katz Drug Store on our Most Endangered Places list in 2019 following a meeting with Redeemer Fellowship in which HKC requested that restrictive covenants be a part of any future sale agreement.

On December 29, 2020, a development proposal was filed with the city planning department by St Louis firm Lux Living. The project includes a building addition of six stories, or seven including a mezzanine, and about 192 apartments on the surface parking lot behind the existing building. The plan would require demolition of the non-historic rear addition. The historic Katz building will be adaptively reused as offices, with some retail, and as an amenity center for the residents, including the addition of a rooftop pool. Lux Living also contemplates the use of state and federal historic tax credits.

HKC has met twice with the developer and project team. HKC recognizes the need for the historic building to evolve and adapt to a changing set of retail and economic circumstances. As preservationists, we know from years of experience that adaptive reuse is frequently the best outcome and sometimes the only outcome for saving historic places.

The Katz building is a high priority save for preservationists. We are willing to accept that this



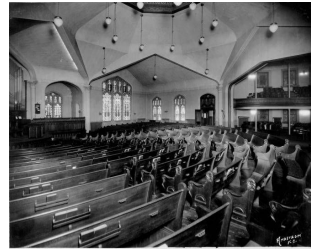
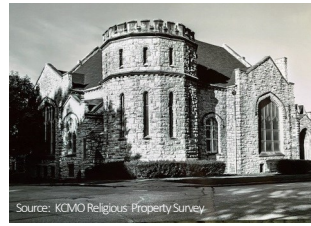
may entail additional construction in or around the historic building, and if properly done that is a price we believe can be paid. Surrounding the Katz building is a business district full of historic buildings and historic residential neighborhoods. If we give the Katz building new purpose and enliven that site, we hope that can positively affect the historical context around it. That is a worthy preservation goal.

We don't usually endorse projects unless they are rather faithful restorations. In the case, new infill development and density is placed at a designated commercial intersection, not within or abutting historic single-family residential neighborhoods. Transparency in the Westport Road entrance is a great improvement. Stepping back the upper most floors of the adjacent tower from the historic Katz clock tower is a step in the right direction.

Of course we can't always rely on renderings we are shown beforehand. Different outcomes do eventuate and require vigilance from all interested parties. Many bodies, such as the City Plan Commission, Preservation Commission, and National Park Service, some with great preservation expertise, have or will be reviewing this project. We believe that with this level of oversight good outcomes can and will be attained.

Still, we feel inclined to recommend the proposed redevelopment of the Katz building and site with HKC's stated reservations as provided to the project team. An official endorsement by HKC is contingent upon final project review with submission of materials samples.

This proposal is an example of how HKC and developers can work together for the best possible result.



WESTMINSTER CONGREGATIONAL CHURCH

On February 25, 2021, HKC issued a press statement calling for the city to take extraordinary efforts to implement a safe standstill at Westminster Congregational Church.

By that afternoon, the city had placed a hold on the demolition permit and retained a structural engineering firm to assess the building. Despite the recommendations of the structural report, the church is coming down.

A process is in place to prevent such a tragic outcome in the future. Why did it fail? Unfortunately, the outcome would not have been different for this structure even with a process in place, as the owner elected to demolish the structure rather than repair it.

Kansas City ordinances do not currently allow pre-demolition review for most historic structures. Snap demolitions proceed with little more than an application filed with the City and a quick counter review. How can an historic district building be slated for imminent demolition without any warning, instead of securing the building and site for safety, followed by a meaningful review? Is any historic building in this city safe when destruction so readily occurs?

Historic Kansas City stands ready to work with elected officials, city staff and neighborhood leaders to pivot this terrible loss from crisis to benefit. HKC has and will communicate with staff and others regarding next steps in the process outlined by the city. The historic and scenic assets of the city must be protected and warrant better.

31ST AND MAIN

The Kansas City Streetcar Main Street extension will flank or pass through numerous historic districts as well as several individually listed National Register properties. A significant issue is the loss of the corridor's remaining historic identity as a unique community within the Midtown area. Land assemblage and speculative development is underway, with various developers purchasing large swaths of commercial blocks on Main Street. As the corridor continues to be successful there will be more pressure on the historic buildings to be demolished to make way for large-scale development projects. Developers have now snapped up strategic corners at four of the six streetcar stops between downtown and the Country Club Plaza: 31st, 39th, and 45th streets, and Armour Blvd.

Although the Main Street Corridor is under the jurisdiction of the Main Street Special Character Overlay District, that status does not include demolition review. In addition, only select areas are included in local historic districts, which do necessitate demolition review. Other locations are without historic district protection, such as the corner of 31st and Main. A half-dozen properties have been acquired by an entity controlled by Price Brothers of Overland Park, including two structures identified by a KC Streetcar federal study as eligible for listing on the National Register of Historic Places: the 115 year-old Jeserich building, 3041-45 Main; and Lutfi's Fried Fish, 3035-37 Main. The fate of these properties remains unknown.

HKC remains ever watchful.



FORMER HOME OF SACHEL PAIGE STABILIZATION

The site is the former home of Satchel Paige, a Negro League and Major League Baseball player who was inducted into the National Baseball Hall of Fame in 1971. Satchel Paige was born Leroy Robert Paige. His nickname “Satchel” came from his childhood of toting luggage at the train station. He is known as the best pitcher in baseball history, due to his longevity in the game and the record crowds he drew first in the Negro Leagues, then with Major League Baseball. Satchel Paige died in this house in 1982. Built in 1910, the house was designed by Smith & Bois Architects in the Shirtwaist style and is a contributing property within the Santa Fe Neighborhood Historic District, which is listed on the National Register of Historic Places.

After a fire in 2018, Historic Kansas City and our partners—the Santa Fe Area Council, 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.



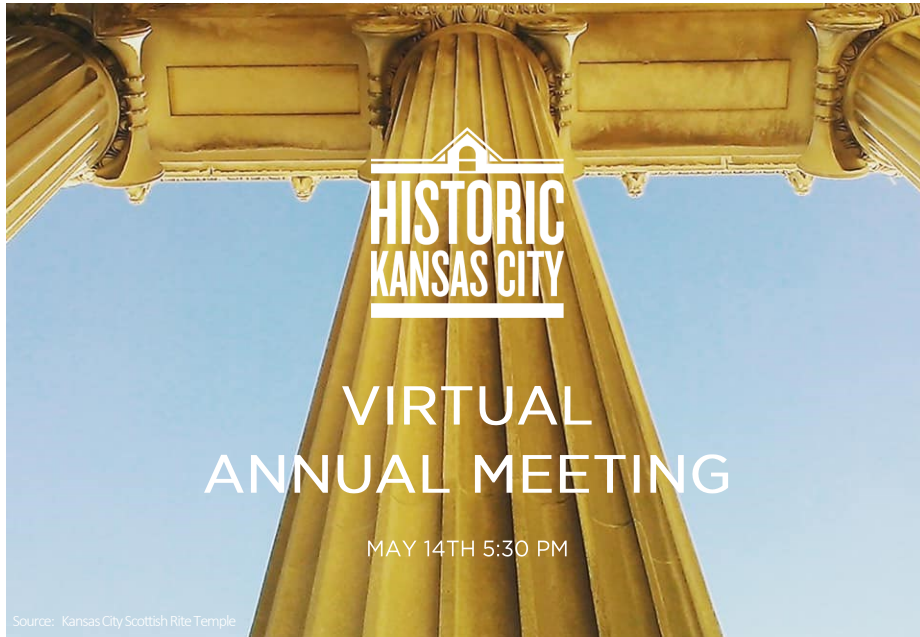
Historic Kansas City received two grants from the National Trust for Historic Preservation’s African American Cultural Heritage Action Fund. The first grant funded a structural assessment of the house, the second grant helped to stabilize and secure it. Cleaning, stabilization, and reroofing have been completed.

The Kansas City Homesteading Authority (KCMHA) is a nonprofit organization comprising city staff and elected city officials whose purpose is turning blighted properties into neighborhood assets. The KCMHA purchased the home in 2019 to protect the structure for future use.

KCMHA will solicit qualifications and proposals from potential developers for the complete restoration of the property to make it a neighborhood asset that celebrates Paige’s legacy. The partners who will make recommendations to the KCMHA in the redevelopment of this project include Historic Kansas City, The National Trust for Historic Preservation, and the Santa Fe Area Council, the neighborhood association in which the house is located and is dedicated to preserving their neighborhood. These groups have worked diligently to stabilize and preserve the house.

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.



2020 NEW NORMAL

During 2020 we all had to find a new normal. In that, Historic Kansas City was no exception. HKC cancelled 5 in-person events during 2020, including the Historic Preservation Awards, Young Preservationist Lawn Party, Annual Member Meeting, the 9th Street Moveable Feast, and a lecture event related to a postponed museum exhibit of Kansas City Art Deco.

But HKC did not sit still. Our programming became virtual, allowing HKC to connect to our community through virtual events and educational opportunities. HKC's educational programs continue to highlight the important history of our city.

ANNUAL MEMBER MEETING

Due to COVID-19, the Annual Members Meeting was held virtually from 5:30 – 6:30 pm on Thursday, May 14, 2020. The Annual Meeting is one of the many ways HKC engages with our membership. It's also the time we use to report on the performance of HKC and hold our Board of Directors election.

VIRTUAL HISTORIC PRESERVATION MONTH

Early in the pandemic, HKC believed we should continue the tradition of Preservation Month. HKC transitioned our programming to providing 30-days of virtual educational content about historic resources and architecture through our large online community with an average reach of 70,000.



VIRTUAL SERIES

2020 included the COVID Summer and Fall Series including preservation themes ranging from technology, preservation 101, modernism, window restoration, throwback materials, authenticity pieces, greenest building articles, and architecture. New topics included weekly Friday video posts featuring the 16 preservation award winning projects and weekly Sunday posts featuring the Urban Sketchers of KC Facebook group, a community of artists who practice on-location drawing.

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 our page and follow our posts about local projects and events.

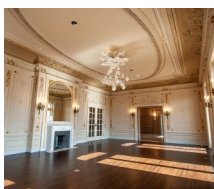
Best Preservation Practices



**St Vincent de Paul
Catholic Church**
3106 Flora



**W.A. Pickering
Residence**
20 Janssen Place



KC Museum
(Corinthian Hall)
3218 Gladstone Blvd.



**3507 Gillham
Apartments**

Best Adaptive Re-Use



J. Rieger & Co.
(Ferd Heim Brewing Co
Bottling Plant)
2700 Guinotte Ave.

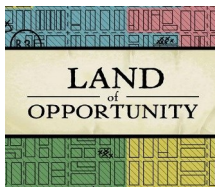


Fire House 31
(Fire Station No 31)
4518 Troost



The Acme
(Acme Cleansing Co)
3200 Gillham Ave.

Richard Nadeau Award



**Land of
Opportunity Video**

Neighborhood Stabilization

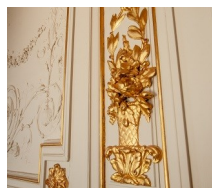


**Gotham (Aurora,
Agee) Apartments**
2718, 3012-14,
3200-3218 E.
Linwood Blvd

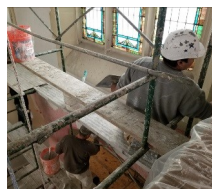


Urban Café
(Bird's Drug)
5500 Troost

Work by a Craftsperson



**Darcy Ahrens and
Danny Roncelli
JE Dunn**
KC Museum

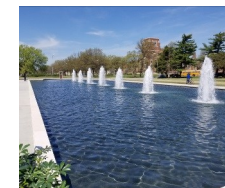


Retropros
St Vincent de Paul
Catholic Church

Innovation in Preservation



**African American
Heritage Trail**
City of Kansas City,
Missouri



**Delbert J. Haff
Fountain**
Swope Park

Jane Flynn Award



**Quindaro National
Commemorative Site**
N. 27th St. &
Missouri River

George Ehrlich Award



**Hare & Hare,
Landscape
Architects and
City Planners**
Carol Grove and
Cydney Millstein

HISTORIC PRESERVATION AWARDS

Although we couldn't gather in person for our annual Historic Preservation Awards event, we were not about to let a year go by without celebrating the places that matter to Kansas City. Even in difficult times, preservation advocates continue to fight for the places that make Kansas City vibrant, sustainable, and resilient. Despite current circumstances, we came together virtually as a preservation community to celebrate places saved, and shine a light on the accomplishments of those involved. The Historic Preservation Awards celebration was an evening full of inspiration, real preservation, and real success – within a virtual setting.

Historic Kansas City (HKC) has been the only greater Kansas City nonprofit organization dedicated to the preservation of the area's heritage, neighborhoods, and historic built environment. Through advocacy, public policy, outreach, and educational programming, HKC is an advocate for, and participant in, the thoughtful and meaningful preservation and rehabilitation of historic buildings, landscapes, and neighborhoods.

"Without a doubt, the Preservation Awards are HKC's favorite event of the year. It's the time we kick back and bask in the glow of all of our winner's efforts to enhance our historic neighborhoods and buildings" said Greg Allen, President, Historic Kansas City.

The Preservation Awards highlighted numerous historic preservation efforts that occurred in the Kansas City area. The winners exemplified the finest historic preservation projects from across the metro area. HKC applauds the dedication and passion of the hundreds of individuals who worked on these iconic properties and neighborhood reinvestment initiatives that keep the stories alive from the past.

Preservation takes time, care, and vision. All of our winners dedicated long days and nights and problem-solved unexpected pitfalls to see these projects through from start to finish. From run down to restored. From forgotten to flourishing!

The Historic Preservation Awards took place virtually on September 24th, 2020. Finalists were selected from nominations received from historic preservation supporters, prior award recipients, community leaders, and leadership from Historic Kansas City.

The event showcased sixteen award-winning projects that honored our past. The awards and finalist were announced before a live virtual audience of owners, industry leaders, and representatives from around the Kansas City metro.

View additional detail on our website.

FINANCIALS

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.

Expenses	2019	2020
Advocacy and Personnel	\$96,624	\$85,947
Programs	\$14,971	\$7,418
Contract Specialty Services	\$4,395	\$67,250**
Operating	\$20,350	\$13,981
TOTAL	\$136,340	\$174,596

Revenue	2019	2020
Individual Contributions	\$39,708	\$41,290
Corporate Contributions	\$25,870	\$8,625
Programs	\$32,820	\$9,375
Grants	\$5,500	
Pass Through Grant—Paige	\$67,250	
Legacies and Bequests		
TOTAL	\$171,148	\$59,290

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

** paid out from prior year grant award

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

William T. Kemper Foundation Commerce Bank, Trustee

2020 YEAR END ANNUAL APPEAL

On behalf of the Historic Kansas City Board of Directors and staff, we greatly appreciate the strategic support of the W. T. Kemper Foundation and the empowering force of a matching gift, which helped incentivize and (we hope) has advanced our year-end fundraising to higher levels in the future. So timely in advancing our annual appeal, it recognizes the continuing challenges of the pandemic and difficulties physically gathering supporters, and loss of funding opportunity normally relied on in that vein.

Historic Kansas City's work to keep this city historic and vibrant may become even more challenging, but we remain committed to championing historic structures, neighborhoods, and parks alongside necessary and thoughtful development.

Your abiding support is valued beyond measure.

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.

SILVER SPONSORS



Marvin has been solving historic rehabilitation challenges for decades—collaborating early on with architects, facilities managers and general contractors; reviewing products and options; navigating the National Parks Service guidelines; discussing window specifications with local historic commissions; and attending field testing.



Rosin Preservation brings to the table more than 60 years of professional experience working with a broad spectrum of preservation projects and issues. Our clients are building owners interested in financial incentives, such as tax credits, that support their rehabilitation projects; public agencies who are using historic resources as a planning and economic development tool; and entities that need to comply with federal, state and local preservation regulations.



Our firm's core focus is to provide the most complete professional service possible to every one of our customers. Our design approach begins with careful listening of our clients' specific goals and objectives, individual needs and wants, and their wishes that is carried out through each phase of the architectural process.



Midwest Cast Stone is proud to be a 30+ years proven innovative custom cast stone provider and partner to the construction industry. We guarantee the quality of our work by providing a 10 Year Limited Warranty on our products. Our custom cast stone product, as well as our numerous projects for repeat customers, speak for themselves.

PARTNERS

After an especially trying year, we could not continue our mission of saving places and stories that matter without the generous support of our sponsors.
We're Thankful For YOU!

BRONZE SPONSORS



New Horizons Enterprises, LLC is a 100% woman-owned company with over 100 years of combined experience in the environmental contracting and consulting domain. New Horizons delivers full service professional environmental engineering and consulting services to both private- and public-sector clients throughout the Midwest.

Stark Wilson Duncan Architects Inc (SWD) is a full-service architectural firm with experience in a wide range of projects with an emphasis on historic preservation / rehabilitation. SWD's thoughtful vision for rehabilitation of neglected buildings in urban settings has played a major role in revitalizing existing deteriorated urban areas.

Terra Management is a locally owned and operated property management company specializing in the highest quality rentals in the Plaza/Midtown/Hyde Park neighborhoods. Terra Management offers two unique Plaza locations, 14 beautiful Midtown apartment buildings, 3 outstanding locations in Hyde Park and 1 outstanding community in Westport.

Piper-Wind Architects is a full service, general practice firm whose focus is in the design of architectural projects of the highest quality. Our interests lie in creating quality places for people to live, work, gather and play through thoughtful renovations, new residential, commercial and public projects as well as careful planning practices.

McCray Lumber and Millwork, family owned and operated since 1910, is comprised of seven distribution centers in the Kansas City area, as well as a showroom in Fairfax, KS. Our expert staff will provide you with outstanding customer service. We have the extensive industry knowledge to help you solve any issue. McCray Lumber and Millwork offers delivery services.

BUSINESS SPONSORS



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WOOD WINDOW RESTORATION & REPAIR LLC

ICONIC DEVELOPMENT

